

FEE \$	10.00
TCP \$	None
SIF \$	292.00

**PLANNING CLEARANCE**   
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 87288



Your Bridge to a Better Community

BLDG ADDRESS 707 Willow Creek Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1748  
 TAX SCHEDULE NO. 2701-333-05-019 SQ. FT. OF EXISTING BLDGS -0-  
 SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1748  
 FILING 2 BLK 4 LOT 3 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER TML ENT INC USE OF EXISTING BUILDINGS - N/A -  
 (1) ADDRESS P.O. Box 2569 G.J. Co 81502 DESCRIPTION OF WORK & INTENDED USE NEW HOME CONST.  
 (1) TELEPHONE (970) 245-9271 TYPE OF HOME PROPOSED:  
 (2) APPLICANT TML ENT INC  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS P.O. Box 2569 G.J. Co 81502  Manufactured Home (HUD)  
 (2) TELEPHONE (970) 245-9271  Other (please specify) \_\_\_\_\_

**REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions Approval Ltr from Lic Eng.  
 CENSUS 9 TRAFFIC 5 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

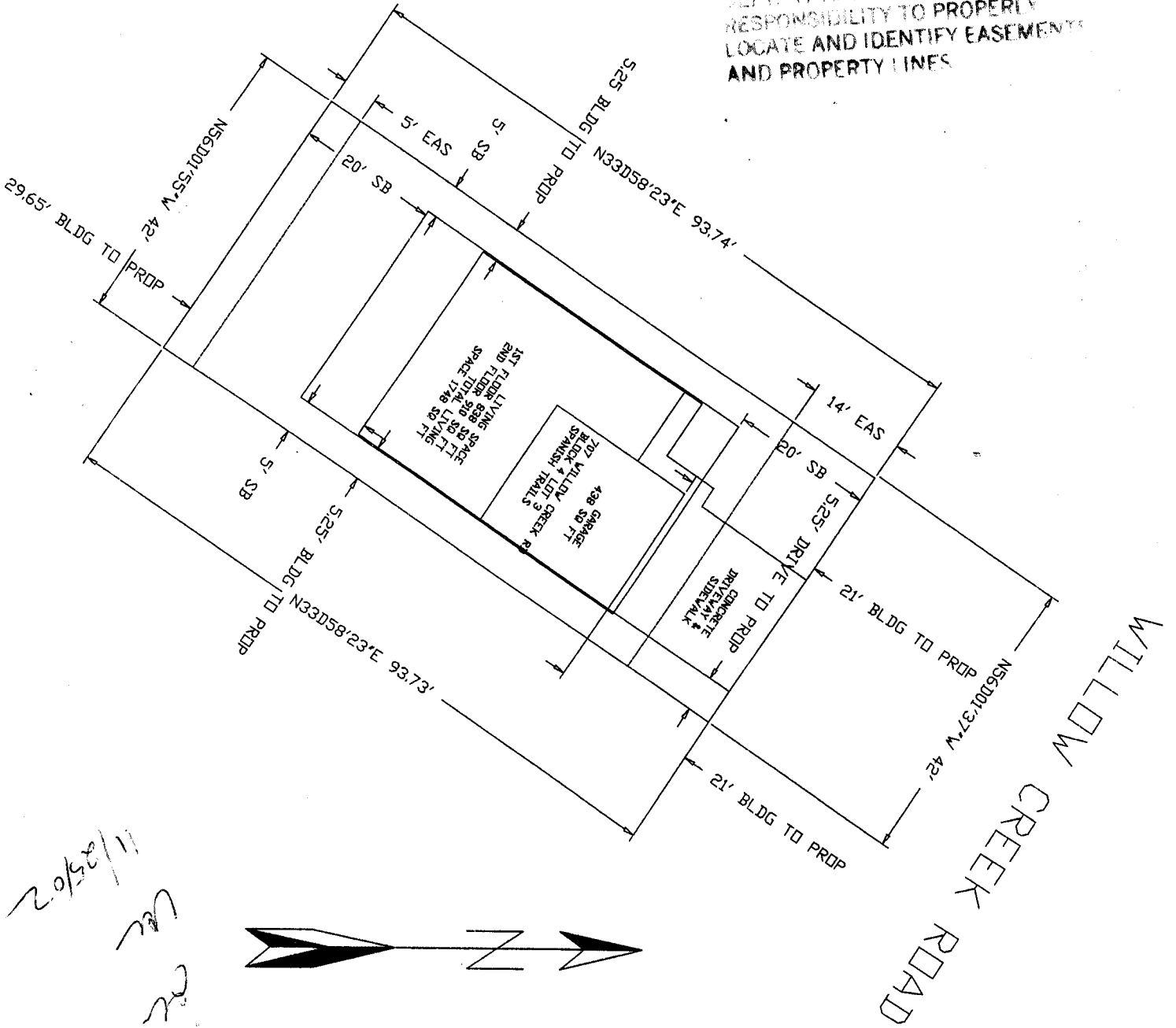
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 12/12/02  
 Department Approval NA Utschi Aragon Date 12/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15564</u>
Utility Accounting <u>CM Call</u>	Date <u>12/12/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *Alisa Magon 12/12/02*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



*11/25/02*  
*uc*  
*cc*