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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 87246



Your Bridge to a Better Community

BLDG ADDRESS 706 Willow Creek Rd

SQ. FT. OF PROPOSED BLDGS/ADDITION 1590 ~~6000~~ Sq. Ft.

TAX SCHEDULE NO. 2701-333-04-018

SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION SPANISH TRAILS

TOTAL SQ. FT. OF EXISTING & PROPOSED 1590 ~~6000~~ sq. ft.

FILING 2 BLK 5 LOT 5

NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) OWNER TML Enterprises

USE OF EXISTING BUILDINGS N/A

(1) ADDRESS P.O. Box 251A G.J. Co 81502

DESCRIPTION OF WORK & INTENDED USE New Single Family Home - Attached

(1) TELEPHONE 970-245-9271

TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) _____

(2) APPLICANT Tom Laduke

(2) ADDRESS P.O. Box 251A G.J. Co 81502

(2) TELEPHONE 970-245-9271

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 0'/5' from PL, Rear 15' from PL

Parking Req't 2

Maximum Height 32'

Special Conditions Letter from Engineer
regarding

CENSUS _____ TRAFFIC _____ ANN# _____

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 Tom Laduke

Date 11/12/02

Department Approval J. B. C. Daye

Date 11/27/02

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>15522</u> |
| Utility Accounting | <u>T. Benseley</u> | Date | <u>11/27/02</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)

