

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

PLANNING CLEARANCE (C)

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87247



Your Bridge to a Better Community

BLDG ADDRESS 706 1/2 Willow Creek Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1341 ~~1341~~ Sq. ft.

TAX SCHEDULE NO. 2701-333-04-019 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1341 ~~1341~~ Sq. ft.

FILING 2 BLK 5 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER TML Enterprises NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 2569 G.J. Co 81502 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-245-9271 DESCRIPTION OF WORK & INTENDED USE New Single Family Home - Attached

(2) APPLICANT Tom LaDuke TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (IBC)
 Manufactured Home (HUD) Other (please specify) _____

(2) ADDRESS P.O. Box 2569 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 TD 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 0' 1/5' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Letter from Engineer req'd

CENSUS _____ TRAFFIC _____ 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 11/12/02

Department Approval [Signature] Date 11/27/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O Nq <u>5523</u>
Utility Accounting <u>[Signature]</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)

