

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

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

BLDG PERMIT NO. 88324



Your Bridge to a Better Community

BLDG ADDRESS <u>2667 I-ROAD</u>	SQ. FT. OF PROPOSED BLDGS/ADDITION <u>1684</u>
TAX SCHEDULE NO. <u>2701-261-35-024</u>	SQ. FT. OF EXISTING BLDGS <u>0</u>
SUBDIVISION <u>GRAND VISTA</u>	TOTAL SQ. FT. OF EXISTING & PROPOSED <u>1684</u>
FILING <u>1</u> BLK <u>1</u> LOT <u>24</u>	NO. OF DWELLING UNITS: Before: <u>0</u> After: <u>1</u> this Construction
(1) OWNER <u>TML ENTERPRISES INC</u>	NO. OF BUILDINGS ON PARCEL Before: <u>0</u> After: <u>1</u> this Construction
(1) ADDRESS <u>PO BOX 2569 G.J. CO</u>	USE OF EXISTING BUILDINGS <u>N/A</u>
(1) TELEPHONE <u>245-9271</u>	DESCRIPTION OF WORK & INTENDED USE <u>New Home Const. Single Family</u>
(2) APPLICANT <u>TML ENT. INC.</u>	TYPE OF HOME PROPOSED: <input checked="" type="checkbox"/> Site Built <input type="checkbox"/> Manufactured Home (UBC) <input type="checkbox"/> Manufactured Home (HUD) <input type="checkbox"/> Other (please specify) _____
(2) ADDRESS <u>PO BOX 2569 G.J. CO</u>	
(2) TELEPHONE <u>245-9271</u>	

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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL, Rear <u>25'</u> from PL	Parking Req'mt <u>2</u>
Maximum Height <u>35'</u>	Special Conditions _____
	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 <u>[Signature]</u>	Date <u>3/4/03</u>
Department Approval <u>[Signature]</u>	Date <u>3-4-03</u>

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15796</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/4/03</u>		

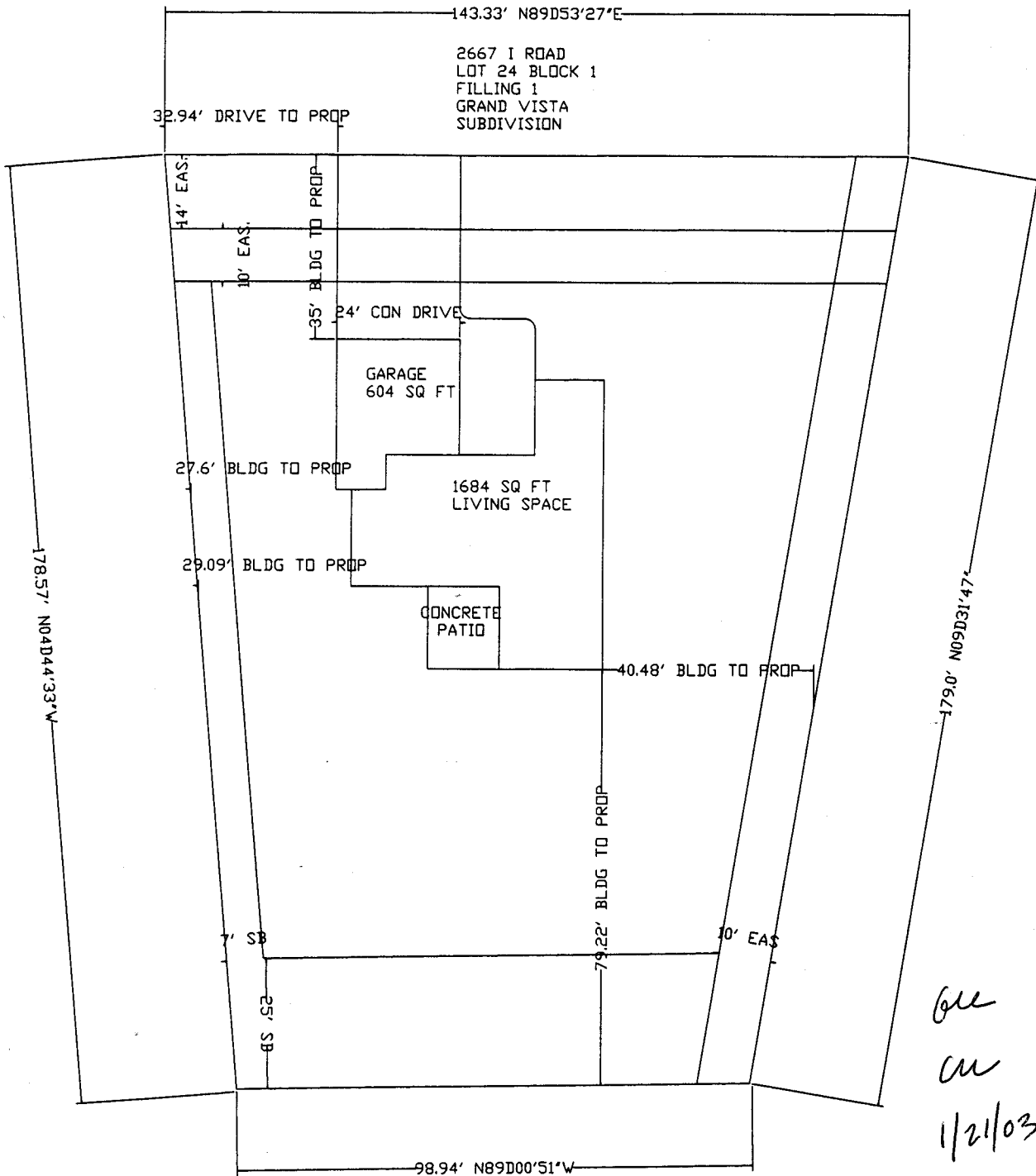
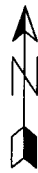
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3-4-03

ACCEPTED *Gayle Henderson*
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.

I-ROAD



*all
on
1/21/03*

2667 IRd