

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2441 1/2 Jack Cedar Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1305

TAX SCHEDULE NO. 2701-333-40-004 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1305

FILING 3 BLK 10 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

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

(1) TELEPHONE 245-9271 DESCRIPTION OF WORK & INTENDED USE NEW HOME CONST.

(2) APPLICANT TML ENTERPRISES INC. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. Box 2569 G.J. CO

(2) TELEPHONE 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 RD 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' attached 5' exterior side from PL, Rear 20' from PL Parking Req'mt 2

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

B 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 10/28/03

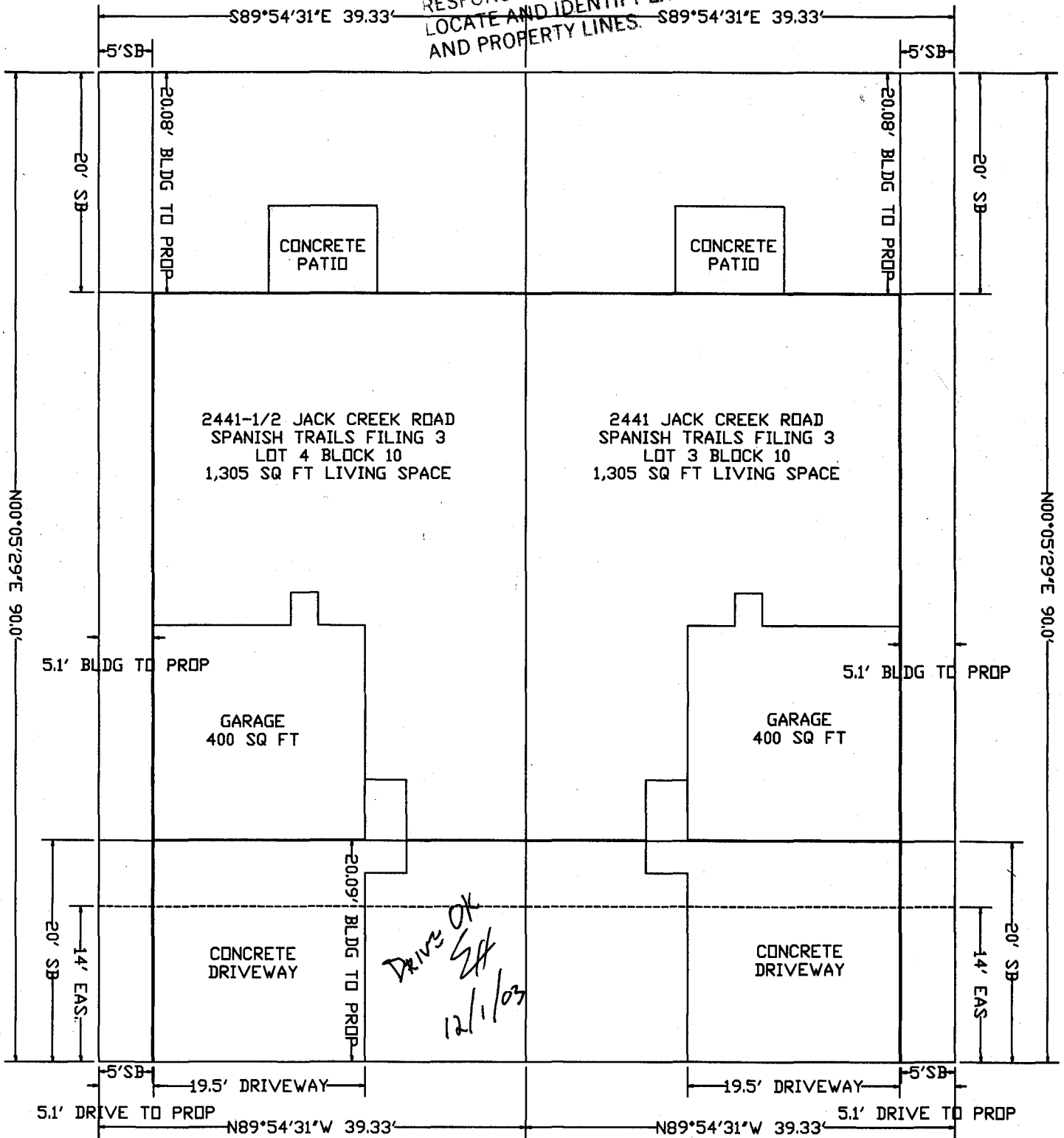
Department Approval [Signature] Date 12/1/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6782</u>
Utility Accounting	<u>10 Power</u>	Date	<u>12-1-03</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)

12/1/03
 ACCEPTED *Faye Hall*
 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.



*DRIVE OK
 12/1/03*



JACK CREEK ROAD