

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 246 LA PLATA  
 Parcel No. 2943-303-74-010  
 Subdivision DURANGO ACRES  
 Filing 1 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2000  
 Sq. Ft. of Lot / Parcel 8693  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1978

**OWNER INFORMATION:**

Name TML ENTERPRISES, INC  
 Address Box 2569  
 City / State / Zip GRAND JUNCTION, CO 81502

**APPLICANT INFORMATION:**

Name TML ENTERPRISES, INC  
 Address Box 2569  
 City / State / Zip GRAND JUNCTION CO 81502  
 Telephone (970) 245-9271

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)

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).

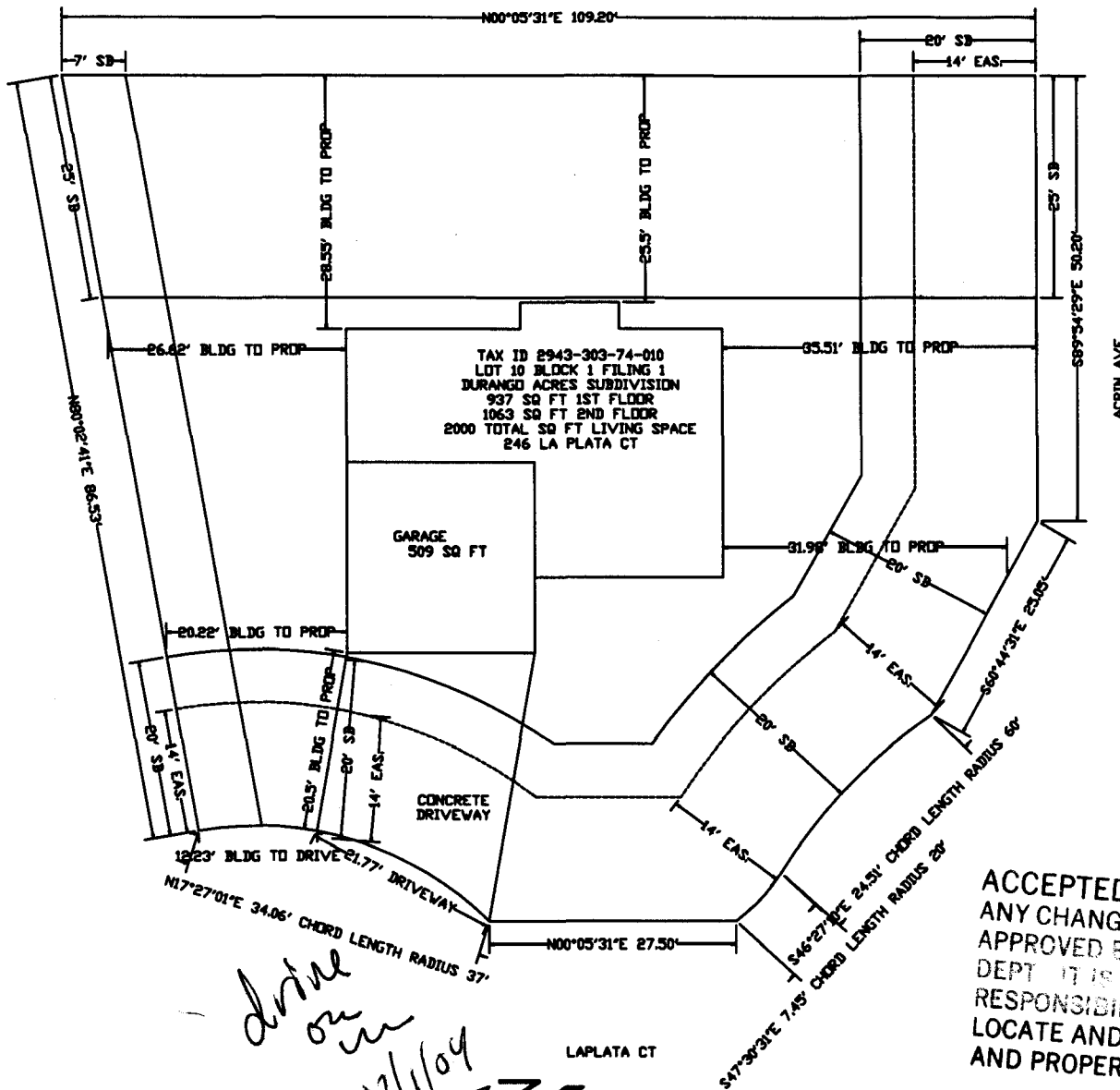
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 11/24/04

Department Approval [Signature] Date 12/1/04

Additional water and/or sewer tap fee(s) are required:	YES <u>[initials]</u>	NO	W/O No. <u>0ms0 PL</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/6/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



*drive over  
12/1/04*



NOTE SCALE 1"=20'

ACCEPTED *W. Duke Durango* 12/2/04  
 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.

# City of Grand Junction GIS Sewer Map ©

- Sewer**
- **Sanitary Sewer Structures**
    - FORCE MAIN MH
    - FORCED MAIN CLEANOUT
    - GREASE TRAP MH
    - SANITARY SEWER C.O.
    - SANITARY SEWER MH
    - COMBINED SEWER MH
    - ▤ LIFT STATION MH
  - ⊕ **Storm Sewer Structures**
    - ⊕ CATCH BASIN
    - STORM MANHOLE
  - **Sanitary Sewer Lines**
    - COMBINED SEWER LINE
    - FORCE MAIN
    - SANITARY SEWER LINE
  - **Storm Sewer Lines**
    - CATCH BASIN LINE
    - STORM LINE
  - **Irrigation Gates and MHs**
  - **Abandoned Sewer**
  - **Force Mains not surveyed**
  - **Sanitary Sewer not surveyed**
  - **Storm Sewer not surveyed**



SCALE 1 : 1,196

