

FEE \$	10.00
TCP \$	None
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 718 1/2 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1,520 Sq Ft
TAX SCHEDULE NO. 2701-333-39-001 SQ. FT. OF EXISTING BLDGS -0-
SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1520
FILING 3 BLK 9 LOT 1 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 GT 81502 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE (970) 245-9271 DESCRIPTION OF WORK & INTENDED USE Single Family Home
(2) APPLICANT TML ENTERPRISES INC TYPE OF HOME PROPOSED:
(2) ADDRESS P.O. Box 2569 G.J. CO 81502 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE (970) 245-9271 Other (please specify) _____

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) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 5' from PL, Rear 20' from PL Parking Req'mt 2
Maximum Height 32' Special Conditions Approval Letter from Lic Eng.
CENSUS B 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 [Signature] Date _____
Department Approval NAC Tays Hall Date 5/10/04

Additional water and/or sewer tap fees(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>111818</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/10/04</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)

