

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. _____

Building Address 403 1/2 29 1/2 Rd.
 Parcel No. 2943-173-39-002
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2028
 Sq. Ft. of Lot / Parcel 4935
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2528
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name TML ENTERPRISES INC
 Address P.O. Box 2569
 City / State / Zip Grand Junction CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name TML ENTERPRISES INC
 Address P.O. Box 2569
 City / State / Zip Grand Jct CO 81502
 Telephone 970 245 9271

***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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RMF-8</u>	Maximum coverage of lot by structures <u>76%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>JAR 3/26/07</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 3/21/07
 Department Approval [Signature] Date 3/28/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20072</u>
Utility Accounting <u>Kate Elsberry</u>	Date <u>3/28/07</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)

29-1/2 ROAD

N00°05'33"W 58.40'

33.15' DRIVE TO PROP

20' DRIVEWAY

5.25' DRIVE TO PROP

CONCRETE DRIVEWAY

GARAGE 418 SQ FT

COVERED PATIO

LOT 2 BLK 2 4935 SQ FT
 403-1/2 29-1/2 ROAD
 COUNTRY PLACE ESTATES
 ESQUIRE PLAN SET
 1610 SQ FT LIVING SPACE

N89°54'27"E 84.50'

N89°54'27"E 84.50'

20' SB

14' EASE.

21' BLDG TO PROP

14' EASE.

20' SB

5.27' BLDG TO PROP

5.27' BLDG TO PROP

5.25' BLDG TO PROP

5.25' BLDG TO PROP

10' SB

10' SB

12.75' BLDG TO PROP

15.25' BLDG TO PROP

5' SB

5' SB

N00°05'33"W 58.40'

APPROVED
 NA Inducta
 TRACKS MUST BE
 PLANNING
 COUNTS
 PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES

<p>DATE: _____ BY: _____ REVISIONS:</p>	<p>TML ENTERPRISES INC. IS THE SOLE OWNER OF THIS SET OF PLANS. ANY USE OR REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION IS EXPRESSLY PROHIBITED UNDER COPYRIGHT LAWS. ILLEGAL USERS OF THESE PLANS WILL BE PROSECUTED TO THE FULL EXTENT OF THE LAW.</p>	<p>TML ENTERPRISES PO BOX 2569 GRAND JUNCTION CO. 81502 (970) 245-9271</p> 	<p>ESQUIRE 403-1/2 29-1/2 RD GRAND JUNCTION, CO</p>	<p>DATE: _____ BY: _____ REVISIONS:</p>
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