

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

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

BLDG PERMIT NO.

122981

Building Address 404-29 1/2 ROAD
 Parcel No. 2943-174-40-018
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 3 Lot 18

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1952
 Sq. Ft. of Lot / Parcel 4673
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2544
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name TML ENTERPRISES INC
 Address P.O. Box 2569
 City / State / Zip G.J. 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 G.J. 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 RWF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____

Voting District C Driveway Location Approval NA 3/22/07
 (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

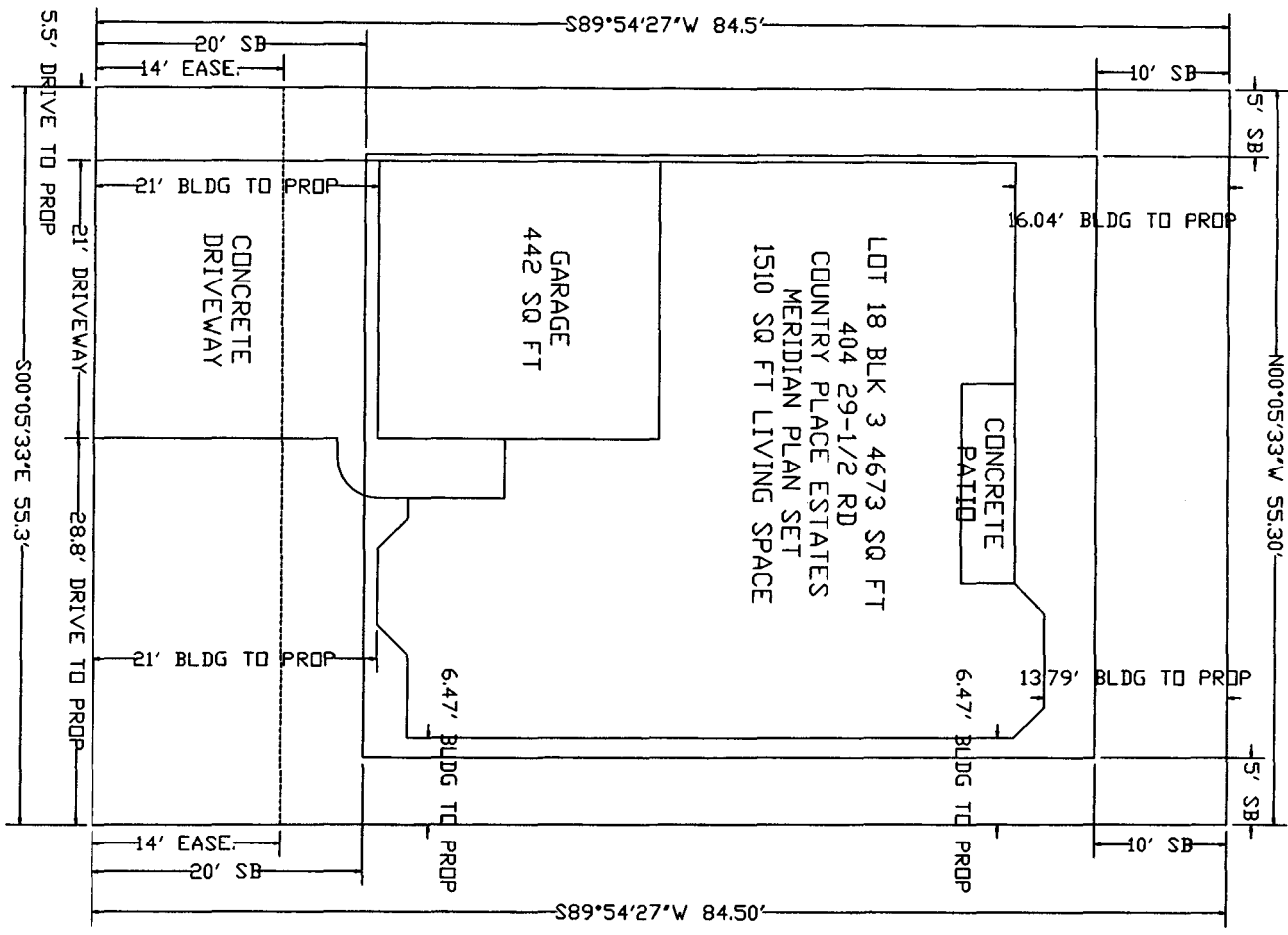
Department Approval NA [Signature] Date 3/28/07

Additional water and/or sewer tap fee(s) are required. YES NO W/O No. 20073

Utility Accounting [Signature] Date 3-28-07

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



ACCEPTED BY TOWN PLANNING DEPT. LOCAL AND IDENTITY EASEMENTS AND PROPERTY LINES
 ANY CHANGES MUST BE APPROVED BY TOWN PLANNING DEPT.
 NP Tuckwell Inc 3/24/2007

TML ENTERPRISES PO BOX 2569 GRAND JUNCTION CO. 81502 (970) 245-9271	MERIDIAN 404 29-1/2 RD GRAND JUNCTION, CO	REVISIONS
		DATE BY
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