

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

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

Building Address 409 29 1/2 Rd.  
Parcel No. 2943-173-44-002  
Subdivision COUNTRY PLACE ESTATES  
Filing 1 Block 7 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1952  
Sq. Ft. of Lot / Parcel 4521  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2507  
Height of Proposed Structure 24

**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 <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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</u> (Engineer's Initials)		

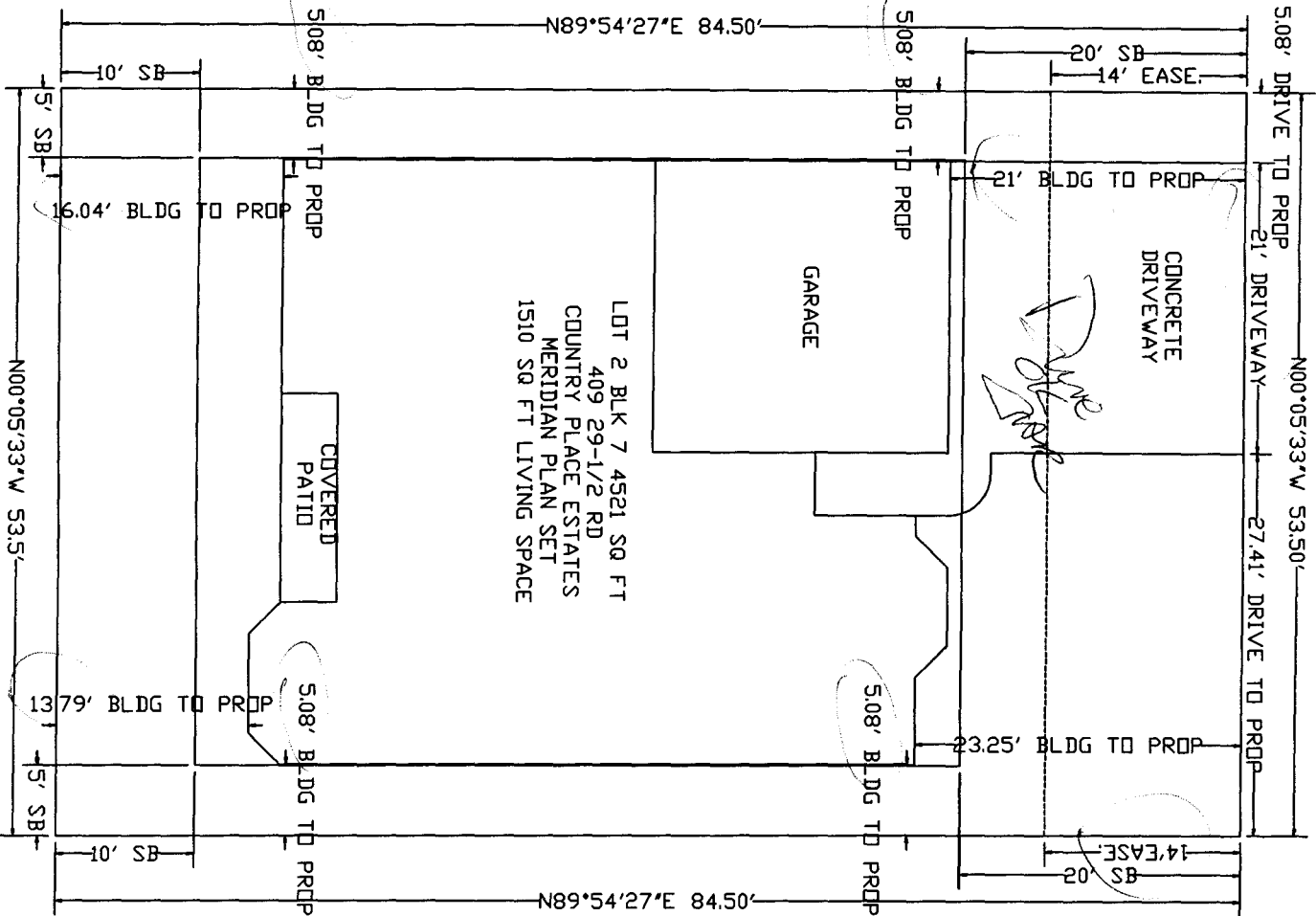
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 5/3/07  
Department Approval JAR Wendy Spurr Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

29-1/2 ROAD



LOT 2 BLK 7 4521 SQ FT  
 409 29-1/2 RD  
 COUNTRY PLACE ESTATES  
 MERIDIAN PLAN SET  
 1510 SQ FT LIVING SPACE

**MERIDIAN**  
 409 29-1/2 ROAD  
 GRAND JUNCTION, CO

**TML ENTERPRISES**  
 PO BOX 2569  
 GRAND JUNCTION  
 CO. 81502 (970) 245-9271

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DRAWN BY: [ ]  
 FILE NAME: [ ]  
 DATE: [ ]  
 SCALE: [ ]  
 SHEET: [ ]

REVISIONS	DATE	BY

*STAR Handyman*