

FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	400 <sup>-</sup>

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

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

Building Address 419 29 1/2 Rd

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-173-44-009

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1904

Subdivision COUNTRY PLACE ESTATES

Sq. Ft. of Lot / Parcel 4521

Filing 1 Block 7 Lot 9

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2510

Height of Proposed Structure 24

**OWNER INFORMATION:**

Name TML ENTERPRISES INC

**DESCRIPTION OF WORK & INTENDED USE:**

Address P.O. Box 2569

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

City / State / Zip GJ CO 81502

**APPLICANT INFORMATION:**

Name TML ENTERPRISES INC

**\*TYPE OF HOME PROPOSED:**

Address P.O. Box 2569

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

City / State / Zip GJ CO 81502

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

Telephone 970 245 9271

**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>10%</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>55'</u>	Special Conditions _____		
Voting District <u>C</u>	Driveway Location Approval <u>US</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).

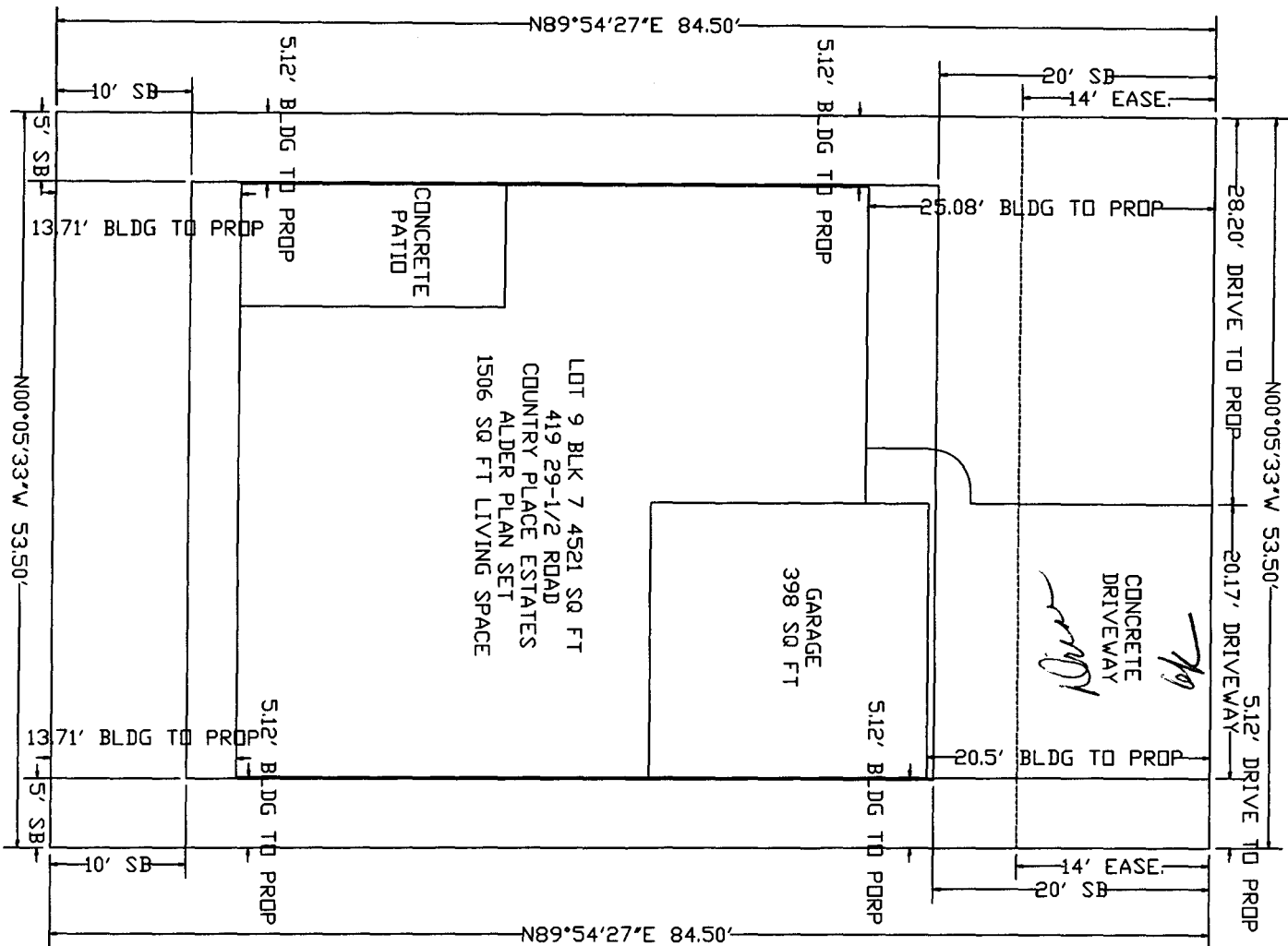
Applicant Signature [Signature] Date 7-MAY-2007

Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20284</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/1/07</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



LOT 9 BLK 7 4521 SQ FT  
 419 29-1/2 ROAD  
 COUNTRY PLACE ESTATES  
 ALDER PLAN SET  
 1506 SQ FT LIVING SPACE

GARAGE  
 398 SQ FT

*Over*  
 CONCRETE  
 DRIVEWAY  
*ok*

ACCEPTED *WS Ashu Pragna 5/21/07*  
 ANY COMMENTS OR FEEDBACKS MUST BE  
 APPROPRIATELY SUBMITTED TO THE PLANNING  
 DEPARTMENT BY THE DEADLINE  
 REVISIONS MUST BE SUBMITTED  
 LEGALLY  
 APPROVED BY THE PLANNING DEPARTMENT

DRAWING BY: FILE NAME: LOT NO. & BLK NO. SCALE: SHEETS:	<p style="text-align: center;"> <b>TML ENTERPRISES</b>          PO BOX 2569          GRAND JUNCTION          CO. 81502 (970) 245-9271       </p> <div style="text-align: center;">  </div>	<p style="text-align: center;"> <b>ALDER</b>          419 29-1/2 ROAD          GRAND JUNCTION, CO       </p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">REVISIONS</th> <th style="text-align: left;">DATE</th> <th style="text-align: left;">BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISIONS	DATE	BY																														
REVISIONS	DATE	BY																																		

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.

SHEET: **01**