

FEE \$	10 <sup>00</sup>
TCP \$	1589 <sup>00</sup>
SIF \$	466 <sup>00</sup>

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

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

Building Address 411 1/2 29 1/2 Rd.  
 Parcel No. 2743-173-44-004  
 Subdivision COUNTRY PLACE ESTATES  
 Filing 1 Block 7 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1938  
 Sq. Ft. of Lot / Parcel 4520.75  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2347  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name TML ENTERPRISES INC  
 Address P.O. Box 2569  
 City / State / Zip GJ. 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 GJ 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>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 _____	Driveway Location Approval <u>NA 5/1/07</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).

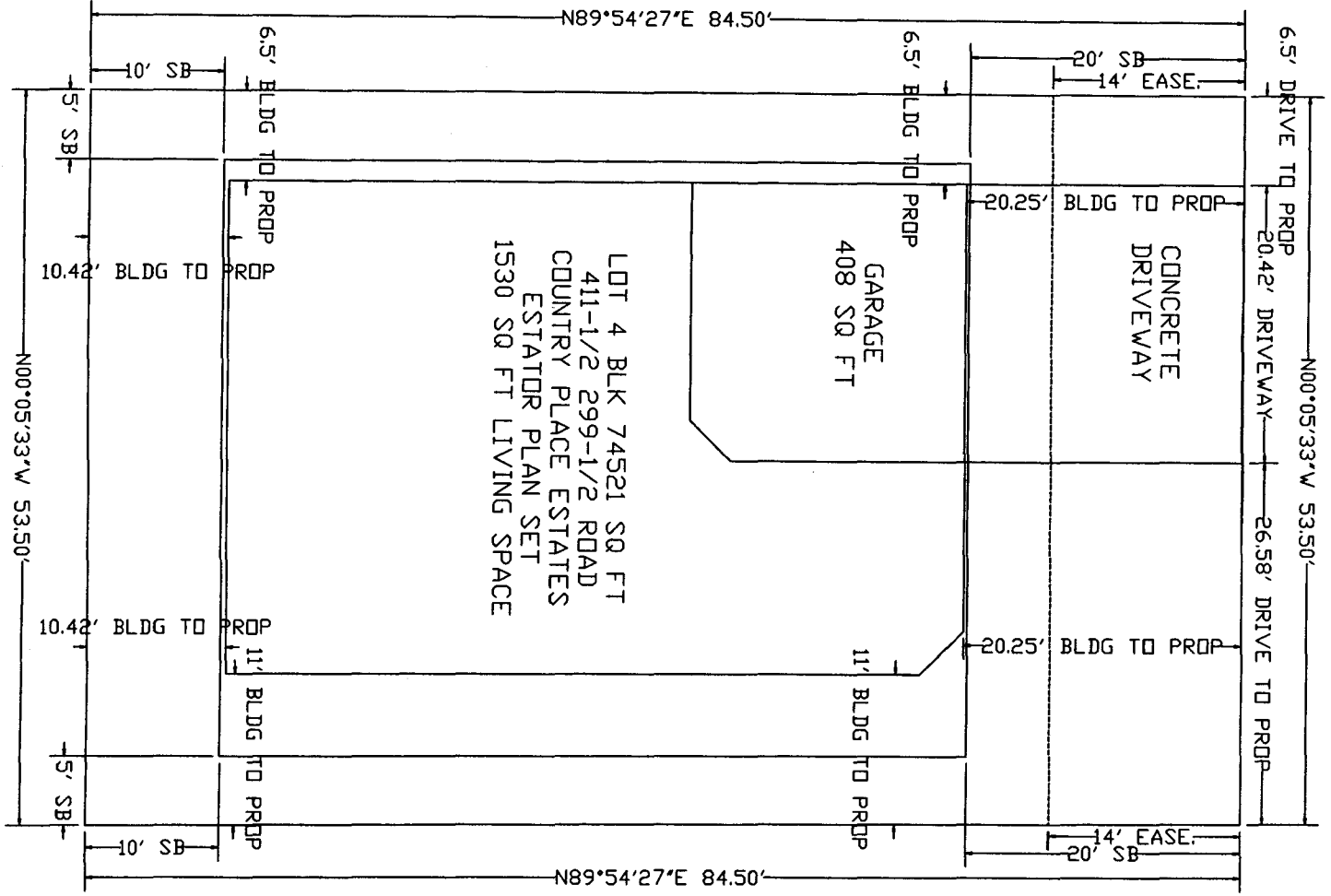
Applicant Signature [Signature] Date 2-MAY-2007

Department Approval NA Wendy Spurr Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20276</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-17-07</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)

N  
 29-1/2 ROAD




LOT 4 BLK 74521 SQ FT  
 411-1/2 299-1/2 ROAD  
 COUNTRY PLACE ESTATES  
 ESTATOR PLAN SET  
 1530 SQ FT LIVING SPACE

GARAGE  
 408 SQ FT

CONCRETE  
 DRIVEWAY

APPROVED BY *Wendy Spiller*  
 CONTRACTOR'S SEALS MUST BE  
 OBTAINED FROM THE LOCAL PLANNING  
 COMMISSION BEFORE ANY  
 CONSTRUCTION BEGINS.  
 LOCAL GOVERNMENT OFFICIALS  
 AND PROFESSIONALS

<p>DRAWN BY: _____          DATE: 11/17/07          SHEET: C1</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><b>TML ENTERPRISES</b>          PO BOX 2569          GRAND JUNCTION          CO. 81502 (970) 245-9271</p> 	<p><b>ESTATOR</b>          411-1/2 29-1/2 ROAD          GRAND JUNCTION, CO</p>	<p>REVISIONS BY DATE</p>