

FEE \$	10 <sup>-</sup>
TCP \$	1589 <sup>-</sup>
SIF \$	460 <sup>-</sup>

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

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

Building Address 424 1/2 29 1/2 Rd  
 Parcel No. 2943-174-43-009  
 Subdivision COUNTRY PLACE ESTATES  
 Filing 1 Block 6 Lot 9

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1837  
 Sq. Ft. of Lot / Parcel 4546  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2227  
 Height of Proposed Structure 24

**OWNER INFORMATION:**

Name TML ENTERPRISES INC  
 Address P.O. Box 2569  
 City / State / Zip CO 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 CO 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.**

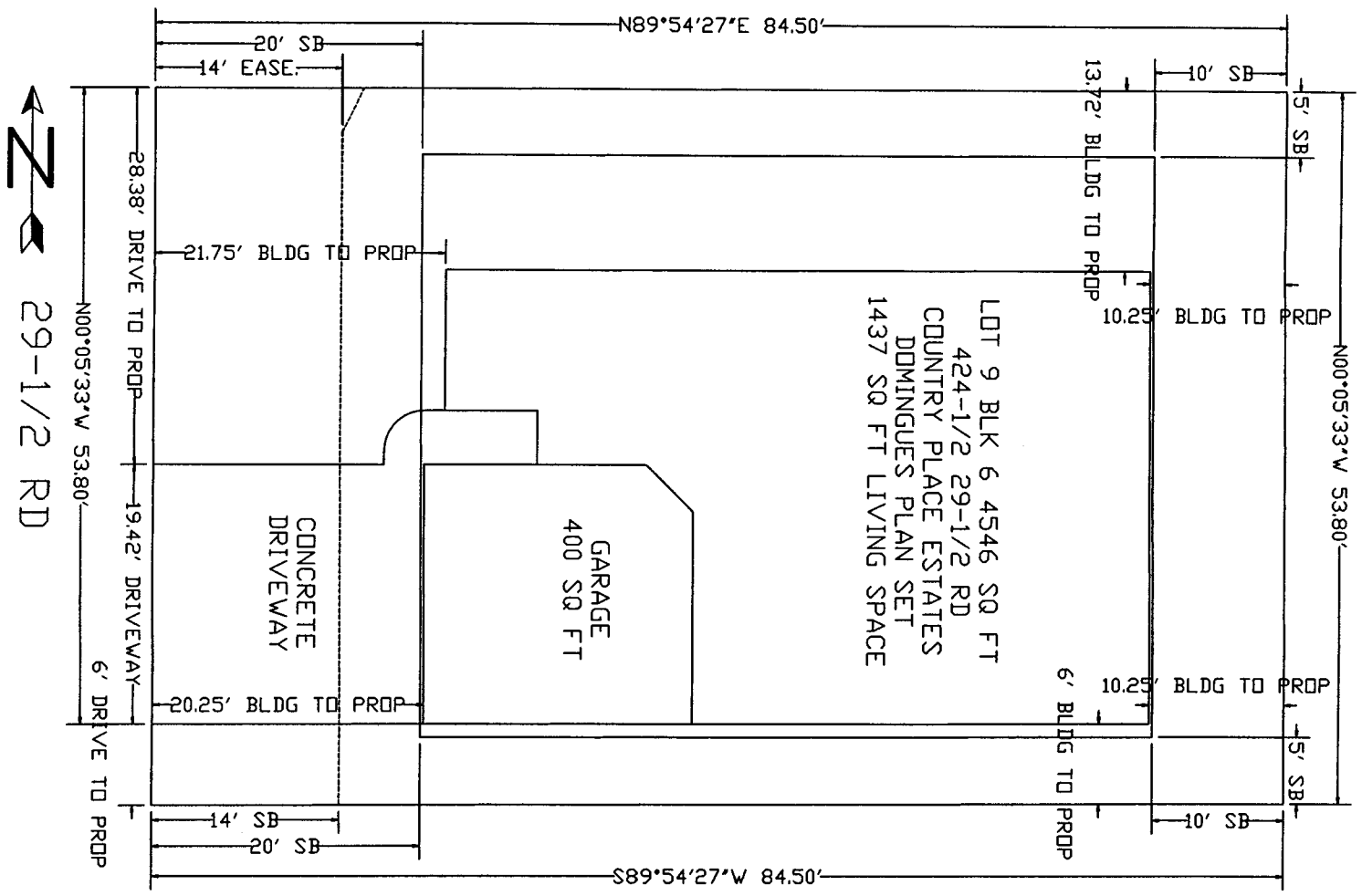
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5</u> from 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 _____ (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>20283</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/21/07</u>




  
 29-1/2 RD

*WS Nishu Nagm 5/21/07*

COPIES MUST BE  
 PURCHASED FROM  
 THE PLANNING  
 DEPARTMENT  
 1001 W. PINE ST.  
 GRAND JUNCTION,  
 CO. 81502

DRAWN BY: FILE NAME: LOT 9 BLK 6 DATE: SCALE: SHEETS: <b>C1</b>	<b>TML ENTERPRISES</b> PO BOX 2569 GRAND JUNCTION CO. 81502 (970) 245-9271 	<b>DOMINGUES</b> 424-1/2 29-1/2 RD GRAND JUNCTION, CO	REVISIONS DATE BY
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