

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

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

BLDG PERMIT NO. PH

Building Address 419 1/2 BEAR DANCE No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-174-43-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1952  
 Subdivision COUNTRY PLACE ESTATES Sq. Ft. of Lot / Parcel 4521  
 Filing 1 Block 6 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2501  
 Height of Proposed Structure 22'

**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>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 <u>gld.</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).

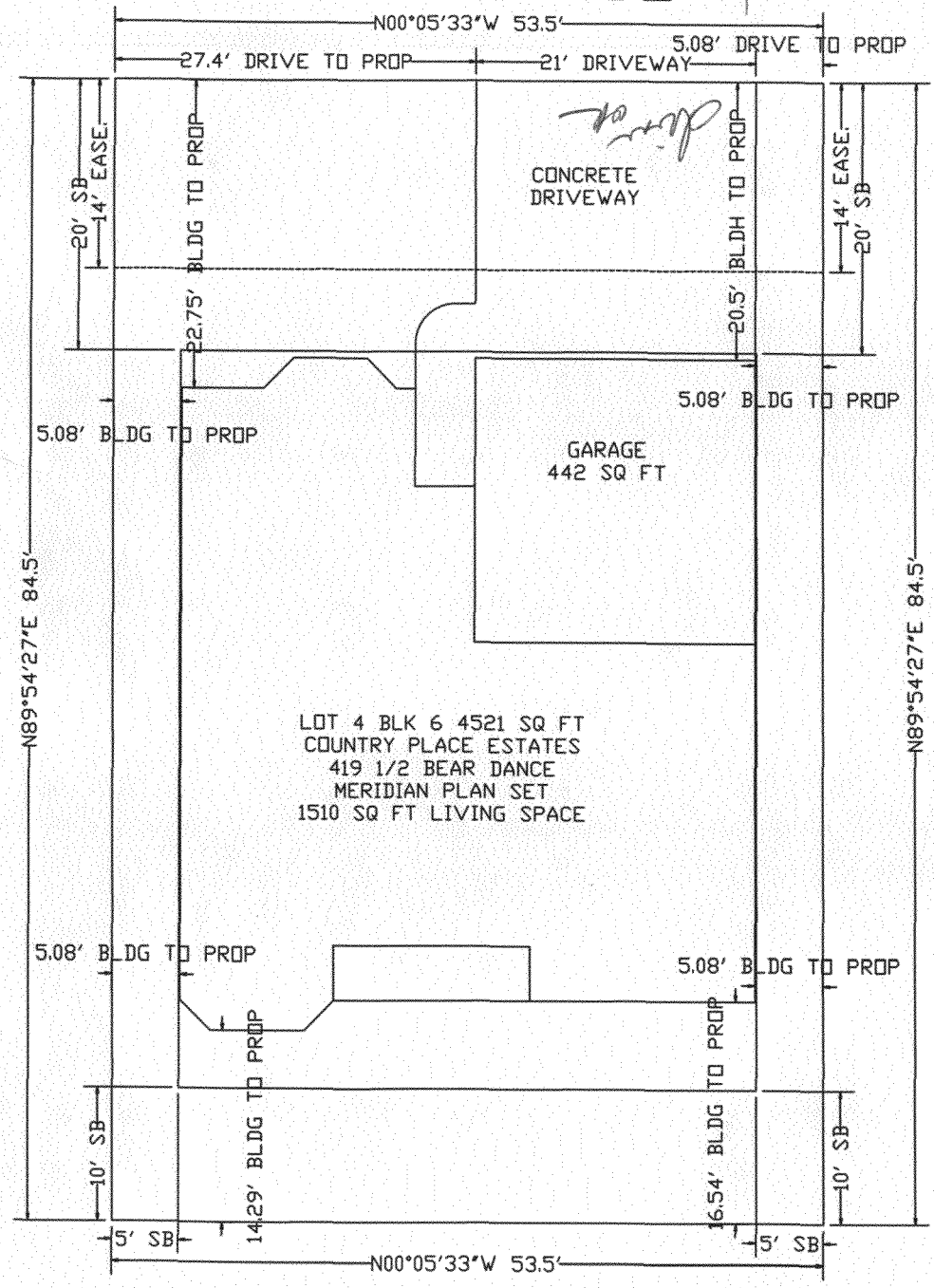
Applicant Signature [Signature] Date 3 July 07  
 Department Approval [Signature] Date 8/28/07 gld.

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20587</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-28-07</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)

 BEAR DANCE

*Driveway OK  
per Mr. Haden*




ACCEPTED *By Wendy Spivey* 7/11/07  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*DLJ*

REVISIONS		
DATE	BY	

**MERIDIAN**  
 419 1/2 BEAR DANCE  
 GRAND JUNCTION, CO

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



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DRAWN BY:  
 R/S  
 FILE NAME:  
 LOT 4 BLK 6  
 DATE:  
 07/03/07  
 SCALE:  
 NTS  
 SHEET:  
**C1**