

FEE \$.10 ⁻
TCP \$	1584 ⁻
SIF \$	400 ⁻

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

BLDG PERMIT NO. PH

Building Address 423 BEAR DANCE
 Parcel No. 2943-174-43-007
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 4 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1500
 Sq. Ft. of Lot / Parcel 4521
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2515
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name TML ENTERPRISES INC
 Address PO 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 PO BOX 2569
 City / State / Zip Grand Jct 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>WS</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).

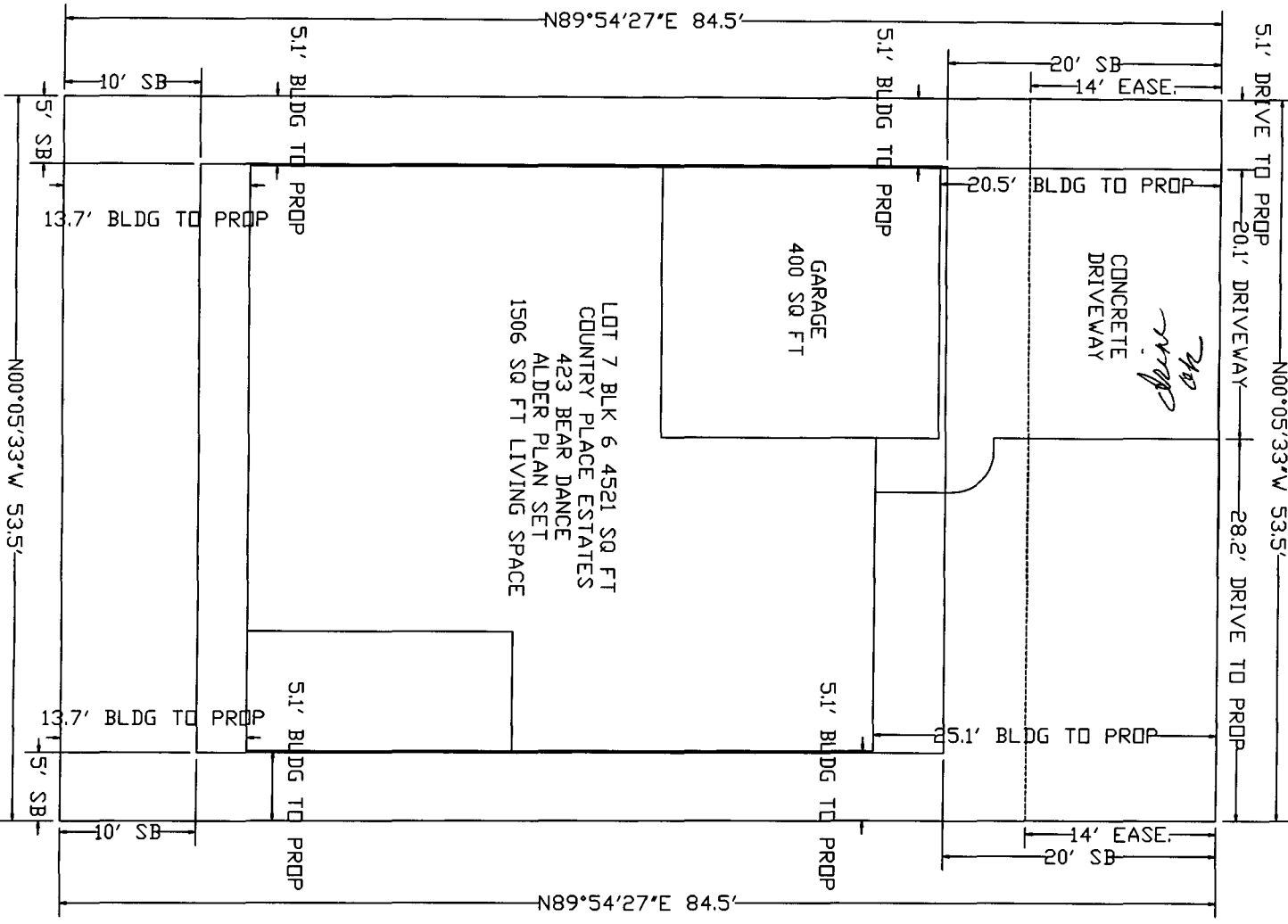
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3 July 07
 Department Approval WS Daylene Henderson Date 8/28/07 @WS

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20584</u>
Utility Accounting	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



ACCEPTED *WS Gayles Henderson*
 ANY CHANGES OR TRACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT.
 RESPONSIBILITY TO VERIFY AND LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SHEET: C1	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.	TML ENTERPRISES PO BOX 2569 GRAND JUNCTION CO. 81502 (970) 245-9271 	ALDER 423 BEAR DANCE GRAND JUNCTION, CO	REVISIONS DATE BY
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