

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF\$	0

PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

Community Development Department

BLDG PERMIT NO.
FILE #

*NO A/C Located
Green area*

Building Address 424 3/4 Bear Dance Dr TRACT B

Parcel No. _____

Subdivision COUNTRY PLACE ESTIMES

Filing _____ Block _____ Lot _____

OWNER INFORMATION:

Name TML ENTERPRISES INC

Address P.O. Box 2569

City / State / Zip GJ CO 81502

APPLICANT INFORMATION:

Name TML ENTERPRISES INC

Address P.O. Box 2569

City / State / Zip GJ CO 81502

Telephone 970 245 9271

Multifamily Only:
No. of Existing Units _____ No. Proposed _____

Sq. Ft. of Existing _____ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

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

DESCRIPTION OF WORK & INTENDED USE:

- Remodel
- Addition
- Change of Use (*Specify uses below)
- Other: _____

*** FOR CHANGE OF USE:**

*Existing Use: _____

*Proposed Use: Irrigation Pump Structure

Estimated Remodeling Cost \$ _____

Current Fair Market Value of Structure \$ _____

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 R-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20'/25' from property line (PL)

Landscaping/Screening Required: YES NO

Side 5'/3' from PL Rear 10'/5' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions: Tract B

Voting District C Ingress / Egress 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 13-SEP-07

Department Approval [Signature] Date 9-13-07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. No Change

Utility Accounting [Signature] Date 9-13-07

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)

