

FEE \$	10.00
TCP \$	1589.00
SIF \$	420.00

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

BLDG PERMIT NO. PH

Building Address 417 CHERT
Parcel No. 2943-173-45-004
Subdivision COUNTRY PLACE ESTATES
Filing 1 Block 8 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 2260
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2785
Height of Proposed Structure 22'

OWNER INFORMATION:

Name TML ENTERPRISES INC
Address P.O. Box 2569
City / State / Zip Grand Jct 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 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 R-8 Maximum coverage of lot by structures 70%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
Side 5' from PL Rear 10' from PL Parking Requirement 2
Maximum Height of Structure(s) 35' Special Conditions _____
Voting District C Driveway Location Approval js/14
(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 5-JUNE-2007
Department Approval Wendy Spurr Date 8-1-07

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>20516</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/1/07</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)

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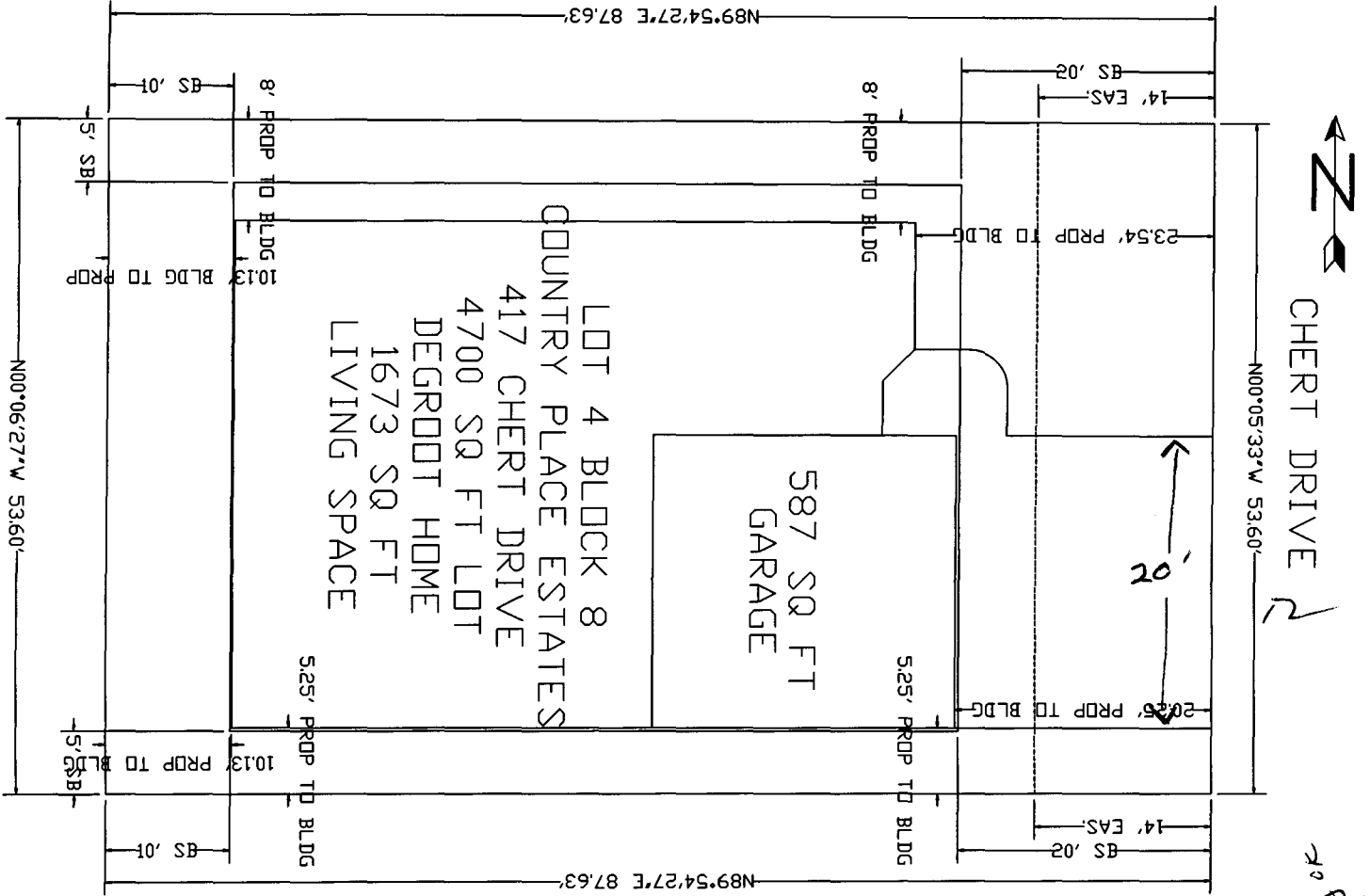
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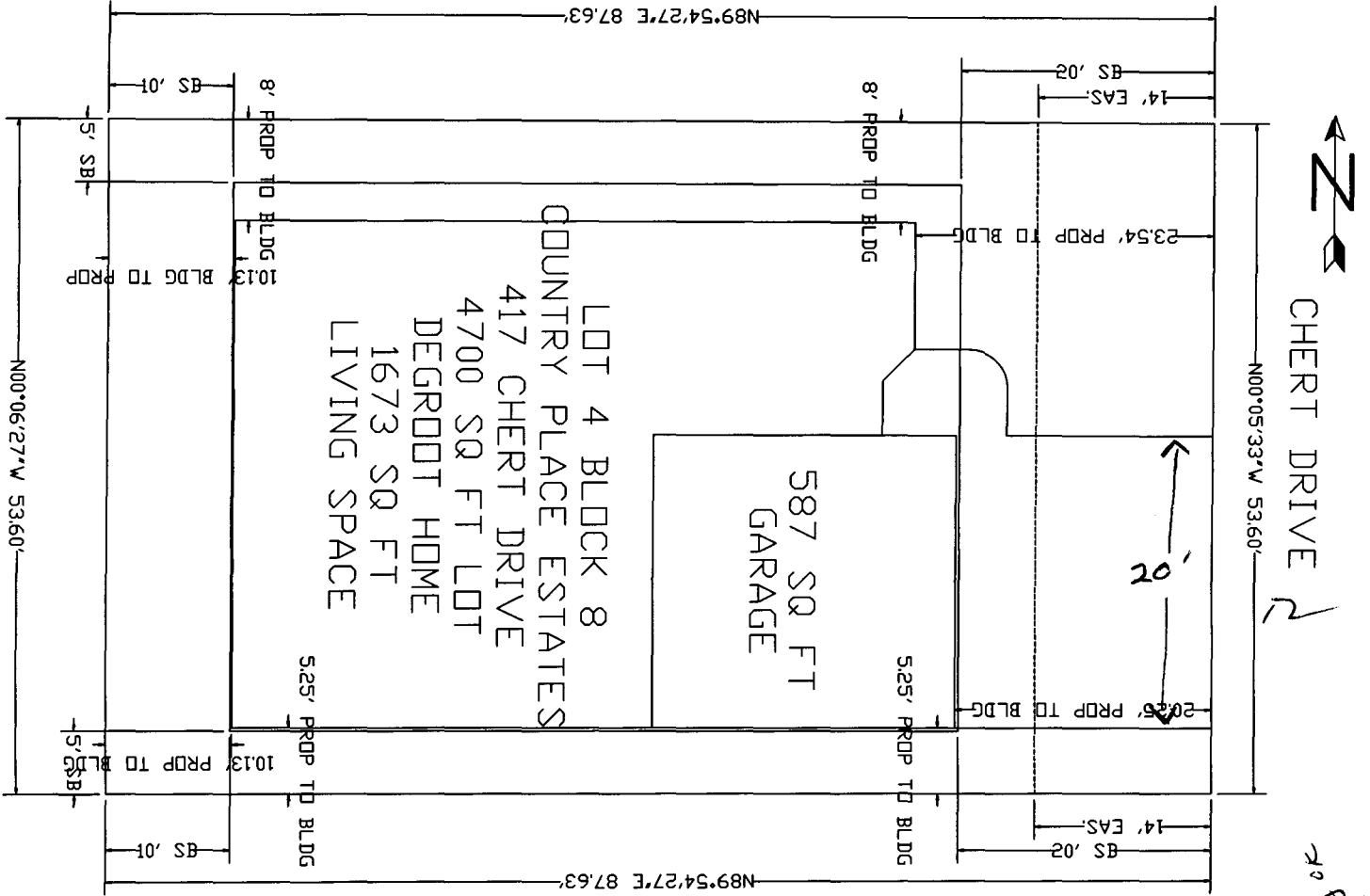
8-1-07

NA Wendy Spurr

ALL DIMENSIONS MUST BE
 ACCORDING TO THE
 SURVEY AND RECORDS
 AND RECORDS

of
 dimensions
 to

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8-1-07

NA Wendy Spuer

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ANNOUNCED
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OWNER
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Dimensions
to
Review

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