

FEE \$	10 ⁻
TCP \$	1589 ⁻
SIF \$	460

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

BLDG PERMIT NO. _____

PH

Building Address 418 CHERT DR
 Parcel No. 2943-173-44-015
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 7 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1506
 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 P.O. Box 2569
 City / State / Zip G.J. 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>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 2007
 Department Approval WS Bayler Henderson Date 8/28/07 D.S.

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20588</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)

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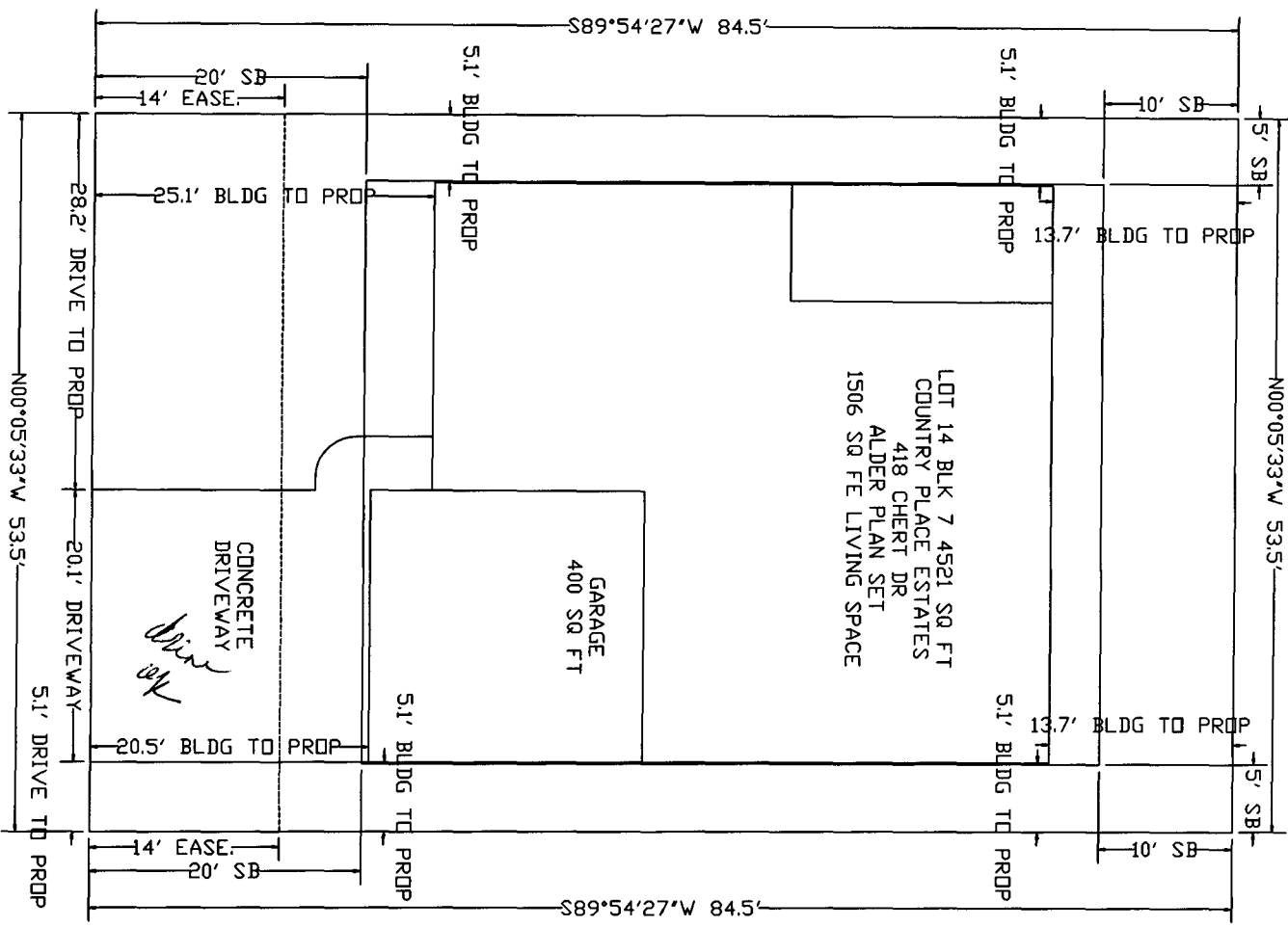
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CHERT DRIVE



ACCEPTED *AS Gayleen Henderson*
 ANY CHANGES OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND THE
 BOARD OF ZONING ADJUSTMENTS
 AND APPROVED BY THE CITY

DRAWN BY: FILE NAME: LOT/BLOCK: DATE: SCALE: SHEET:	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 418 CHERT DR GRAND JUNCTION, CO	REVISIONS DATE: _____ BY: _____
					CI