

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 419 CHERT
 Parcel No. 2943-173-45-005
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 8 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2019
 Sq. Ft. of Lot / Parcel ~~221~~ 4701
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2554
 Height of Proposed Structure 20

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 G.J. 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>NA</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).

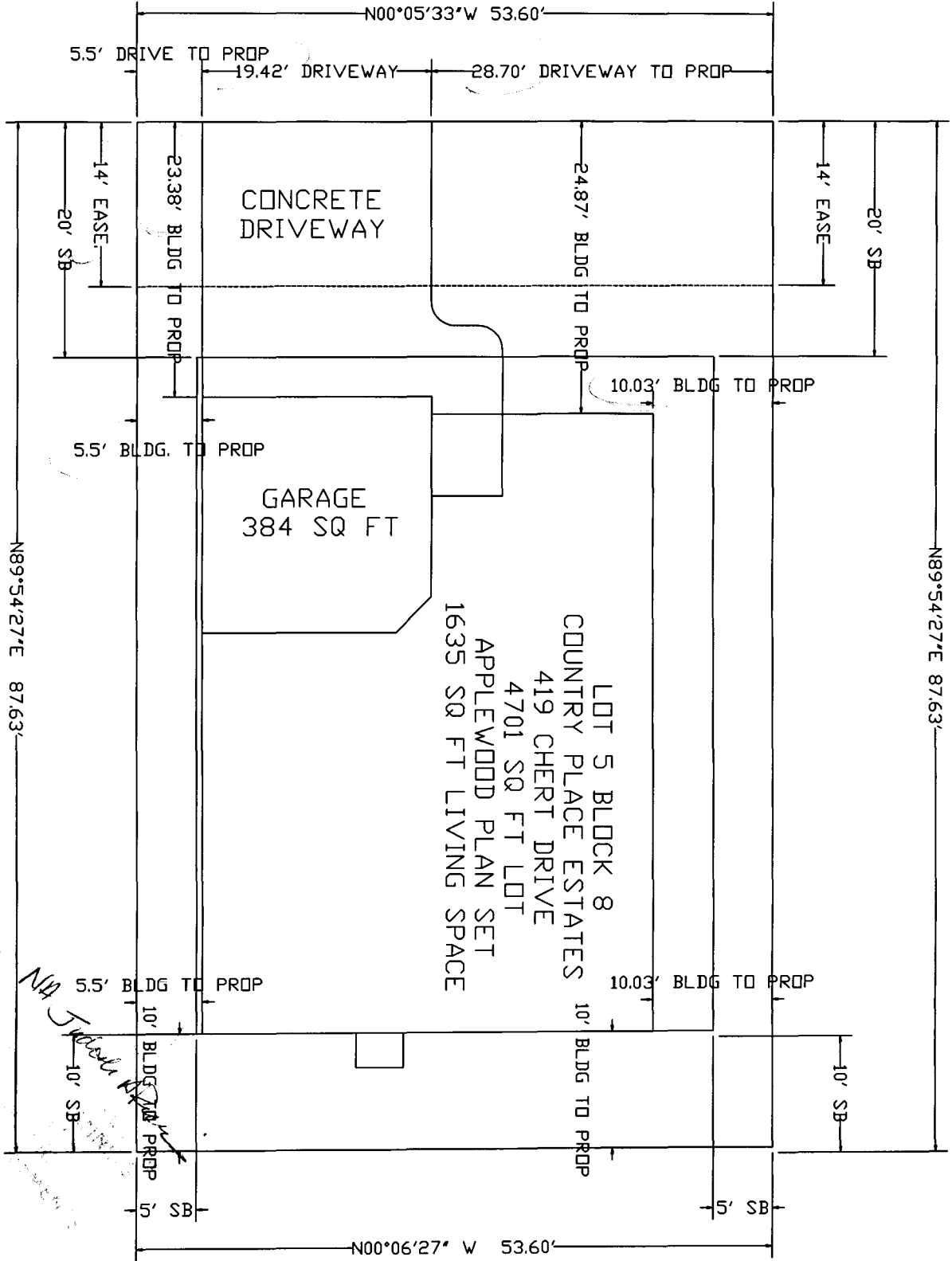
Applicant Signature [Signature] Date 18 MAY 07
 Department Approval NA [Signature] Date 2/13/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20360</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-13-07</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)



CHERT DR



Handwritten notes:
 No
 10' BLDG TO PROP
 10' SB

DATE	BY

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

APPLEWOOD
 419 CHERT DR
 GRAND JUNCTION, CO

REVISIONS
DATE
BY

DRAWN BY
 FILE NAME
 LOTS AND BLDGS
 DATE
 SCALE
 SHEET 1

CI