

FEE \$	10 ⁰⁰
TCP \$	1589 ⁰⁰
SIF \$	460 ⁰⁰

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

BLDG PERMIT NO. _____

Building Address 415¹/₂ CHEST DR
 Parcel No. 2943-173-45-003
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 8 Lot 3

No. of Existing Bldgs 0 No. of Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1427
 Sq. Ft. of Lot / Parcel 4699
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2415
 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

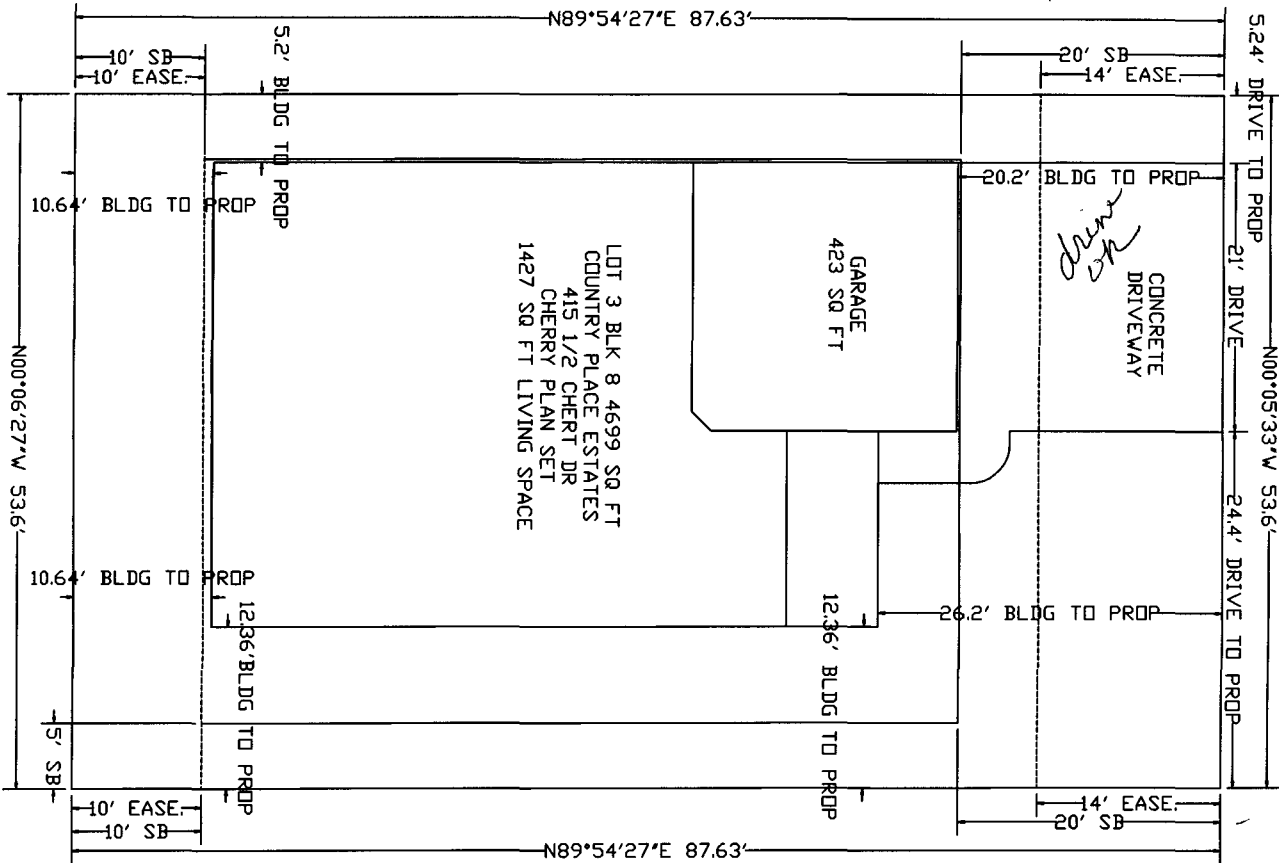
Department Approval [Signature] Date 7/23/2007

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20471

Utility Accounting [Signature] Date 7/23/07

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)

CHERT DRIVE



ACCEPTED *WS Gayleen Henderson*
 ANY CHANGES OR SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANTS
 SHOULD VERIFY THE EXISTING
 LOCAL AND EJECTIVE EASEMENTS
 AND PROPERTY LINES.

DRAWN BY: R.S. FILE NAME: LOT 3 BLK 8 07/20/07 SCALE: NTS 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	CHERRY 415 1/2 CHERT GRAND JUNCTION, CO	REVISIONS DATE BY