

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

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

BLDG PERMIT NO. _____

Building Address 423 CHERT DR
 Parcel No. 2943-173-45-008
 Subdivision COUNTRY PLACE ESTATES
 Filing 1 Block 8 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1938
 Sq. Ft. of Lot / Parcel 4668
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2441
 Height of Proposed Structure 20'

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 <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 <u>X</u> NO _____
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>AP</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).

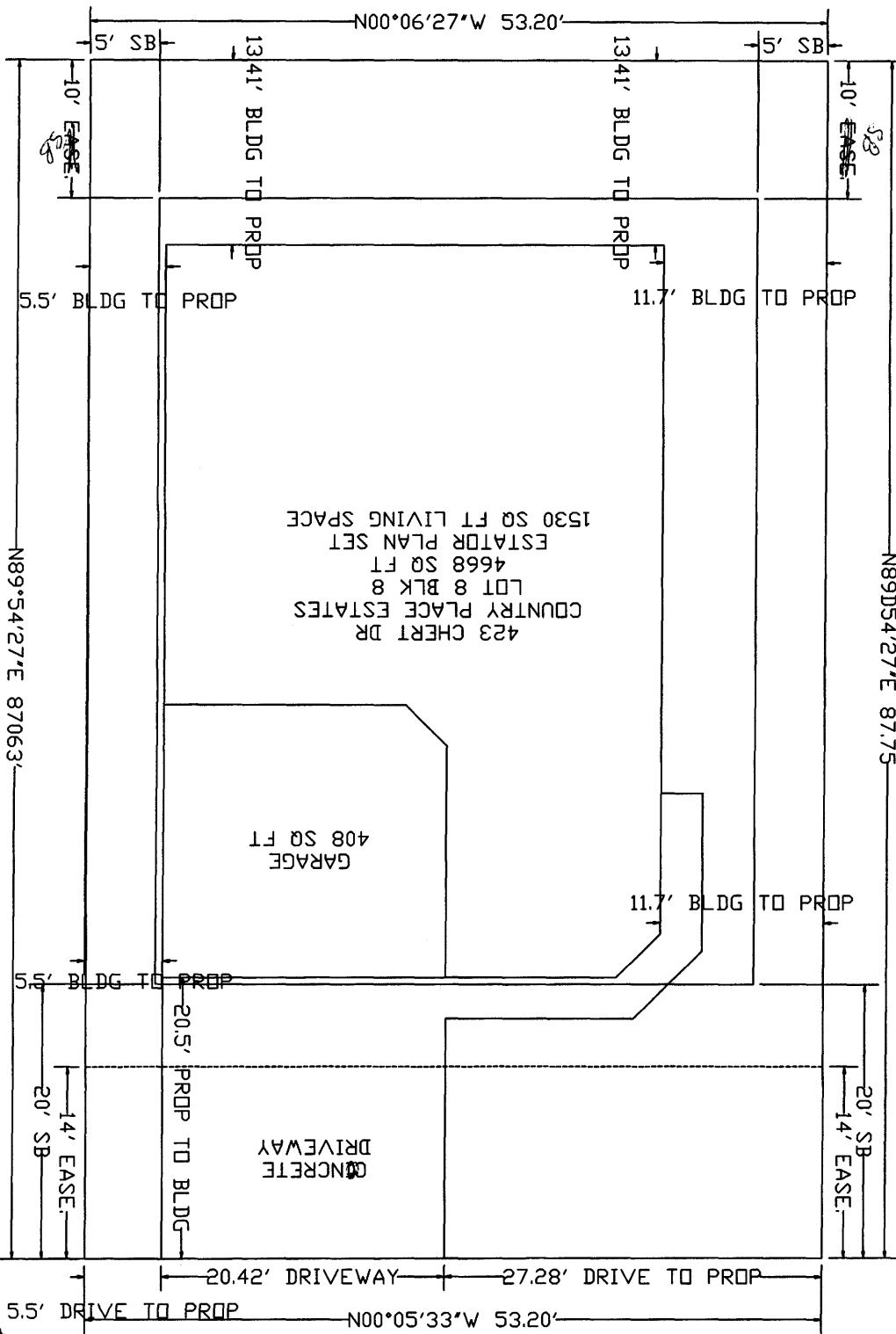
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 18-DEC-07

Department Approval [Signature] Date 1-28-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20854</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-28-08</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)



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1-28-08
Drive OK Feb 12/19/07

CHERT DR



DRAWN BY: FILE NAME: LOT & BLK # DATE: SCALE: SHEETS: 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	ESTATOR 423 CHERT DRIVE GRAND JUNCTION, CO	REVISIONS
				DATE