

FEE \$ 10.00
TCP \$ 4,156.00
SIF \$ 1,840.00

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

BLDG PERMIT NO. _____

FILE NO. SPR-2005-227

1-4

Building Address 2946 D ROAD BIDGA
 Parcel No. 2943-173-33-001
 Subdivision CORBET LA DUKE COUNTRY PLACE TERRACES
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 4
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 6,712
 Sq. Ft. of Lot / Parcel 67,082.40
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 27'

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): NEW MULTI-FAMILY

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: TOTAL OF 4 OR 4 PLEX UNITS ON THIS PARCEL

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>RMF-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 _____	Driveway Location Approval <u>RAE</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 10-06-06
 Department Approval [Signature] Date 10/12/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19565 666 67 68</u>
Utility Accounting <u>[Signature]</u> Date <u>10/17/06</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)

TRASH ENCLOSURE

PRIVATE DRIVE

N89°54'17"E

120.53'

8°55'

2'-00"

20'

3'-00"

AREA INLET

WITH GARAGES

8

7

6

5

BA

AREA INLET

4' WIDE CONC SIDEWALK

SWALE @ 1.00%

SWALE @ 1.00%

AREA INLET

SWALE @ 1.00%

EX TO CURB
4' HIGH
CROSSBUCK
FENCE

EX. 8" WATER

S89°50'45" W

S89°58'45" W

INV. 4601.32 IN 1 OUT

ACCEPTED KVA 10/12/06
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

SSMH

OR34

FIM 4514.12

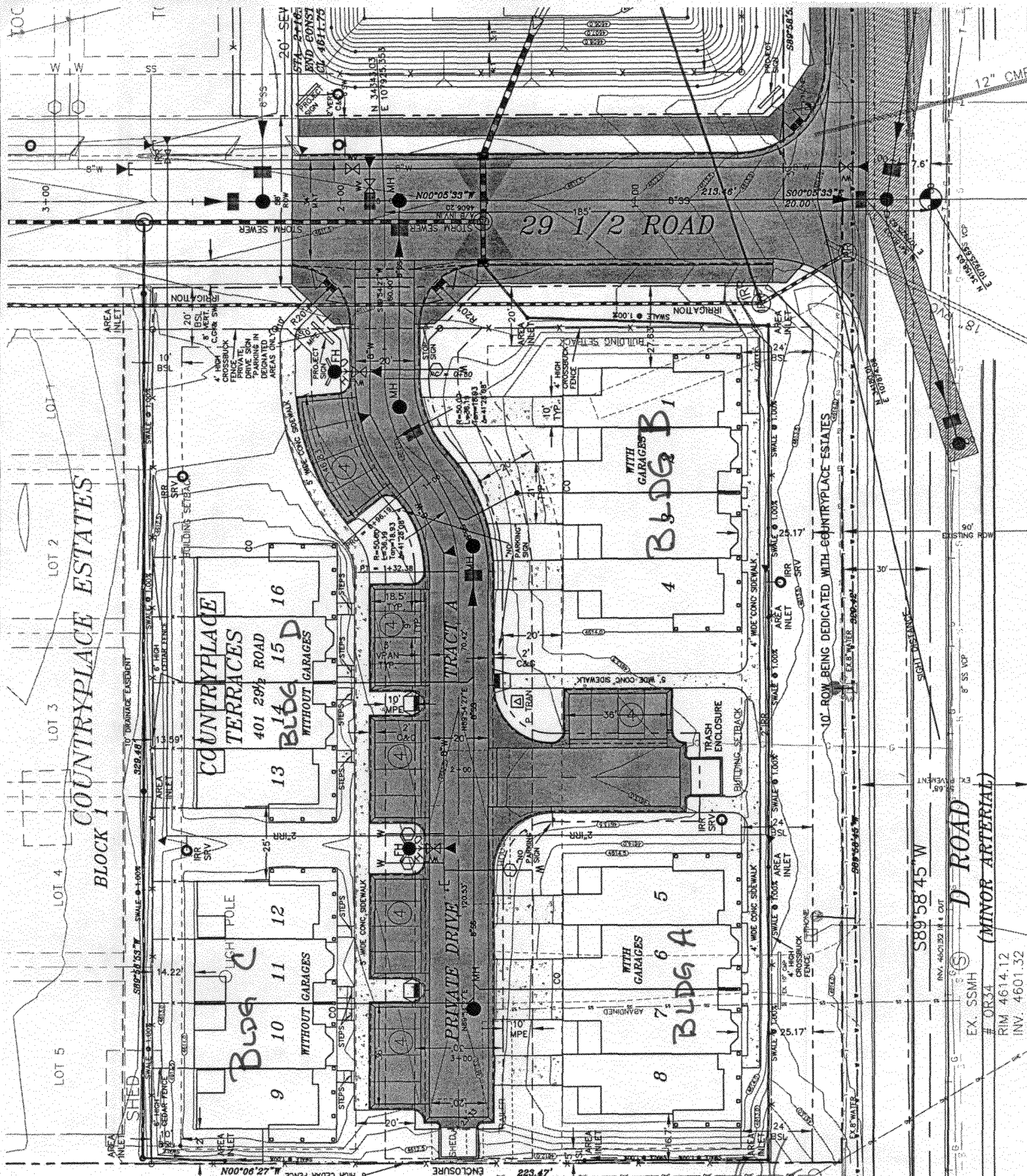
INV. 4601.32

D ROAD

(MINOR ARTERIAL)

EXISTING

ET 09-0



COUNTRYPLACE ESTATES
BLOCK 1

29 1/2 ROAD

COUNTRYPLACE TERRACES
401 29 1/2 ROAD
BLDG 13 14 15 16
WITHOUT GARAGES

WITH GARAGES
BLDG B
4

WITH GARAGES
BLDG A
5 6 7 8

10' ROW BEING DEDICATED WITH COUNTRYPLACE ESTATES

ZONED COUNTY
RSF-R

Quines
RAD
10-10-06

S89°58'45" W
D ROAD
(MINOR ARTERIAL)
EX. SSMH
OR34
RIM 4614.12
INV. 4601.32

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