

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

Building Address 2946 D ROAD BLDG B
 Parcel No. 2943-173-33-001
 Subdivision CORBET LA QUAKE COUNTRY PLACE TERRACES
 Filing _____ Block _____ Lot _____

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 EA 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>TRAD</u> (Engineer's Initials)

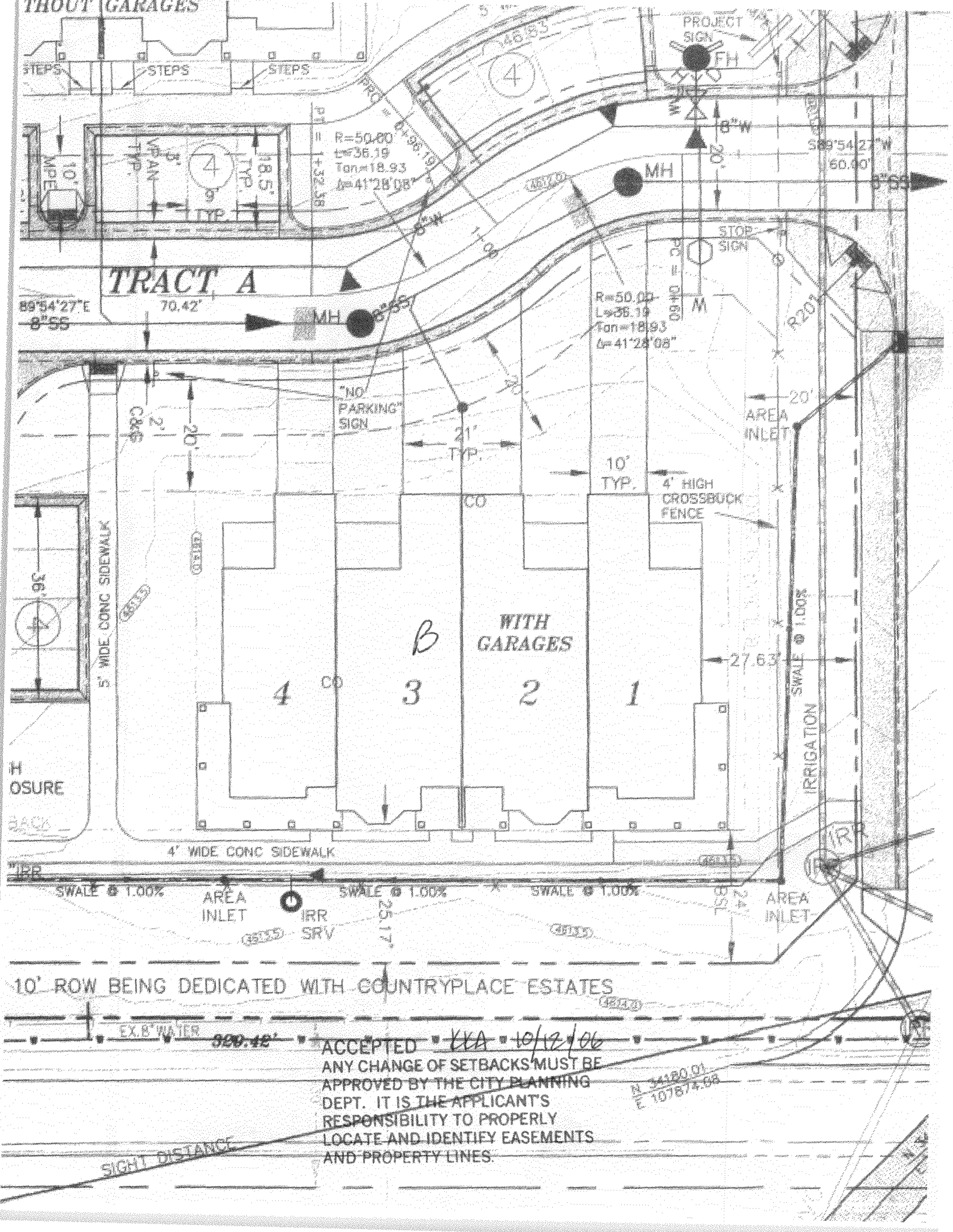
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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>19570-19573</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/12/06</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)



THOUT GARAGES
STEPS

10' MPE
5' TYP.
9' TYP.
116.5' TYP.
R=50.00
L=36.19
Tan=18.93
Δ=41°28'08"

TRACT A
89°54'27"E
8"55
70.42'

2' TYP.
20'
21' TYP.
"NO PARKING" SIGN

5' WIDE CONC SIDEWALK
36'
4' WIDE CONC SIDEWALK

TRACT B WITH GARAGES
4 CO
3
2
1

SWALE @ 1.00%
AREA INLET
IRR SRV
SWALE @ 1.00%
SWALE @ 1.00%

10' ROW BEING DEDICATED WITH COUNTRYPLACE ESTATES
EX. 8" WATER
899.48'

ACCEPTED KKA 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.

N 34180.01
E 107874.68

SIGHT DISTANCE

B

T00

LOT 5

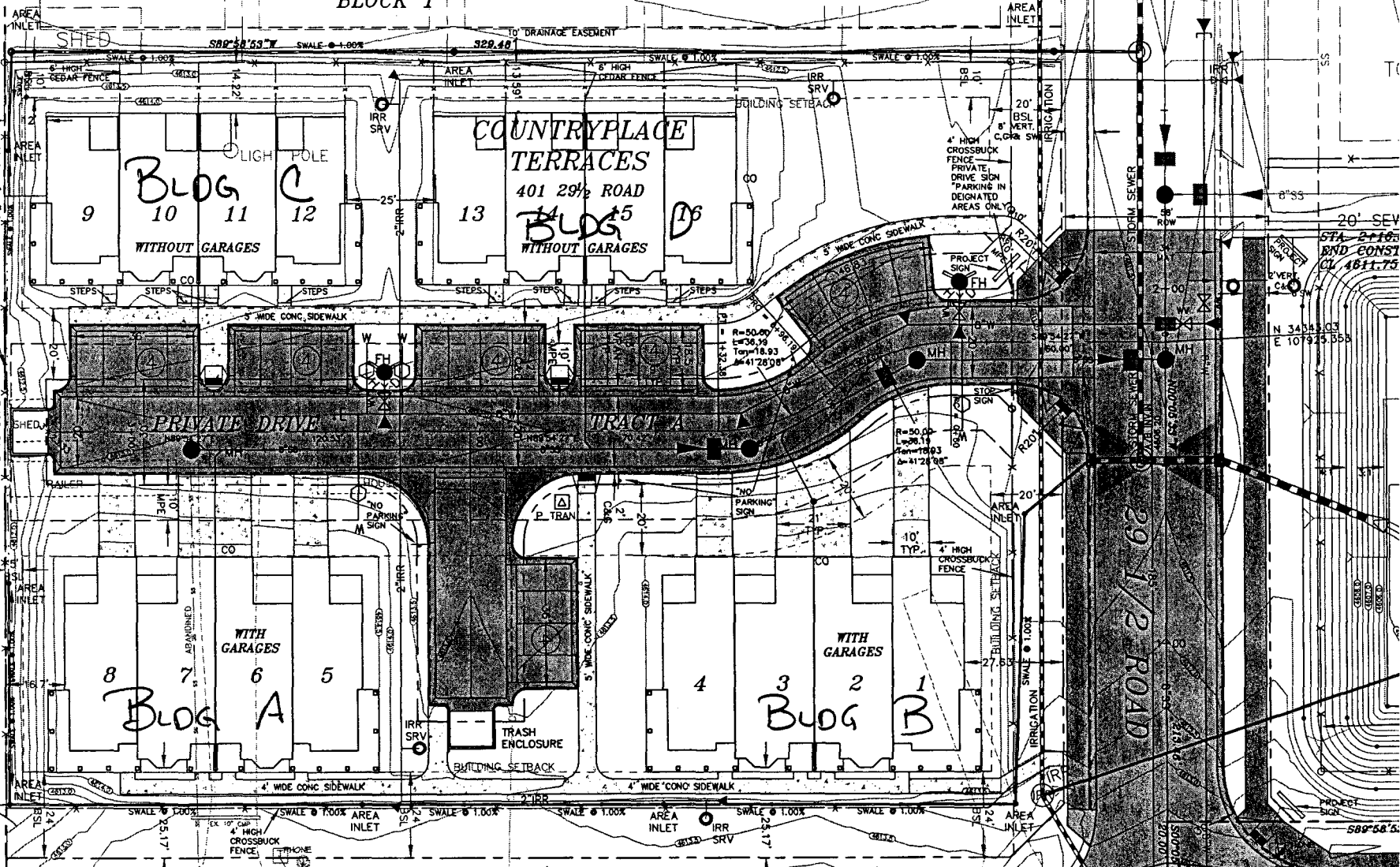
LOT 4

LOT 3

LOT 2

LOT 1

COUNTRYPLACE ESTATES BLOCK 1



ZONED COUNTY
RSF-R

Handwritten notes:
10' ROW
Private Drive

EX. SSMH
OR34
RIM 4614.12
INV. 4601.32

D ROAD
(MINOR ARTERIAL)

N 34158.03
E 107915.655 VCP

1.2" CMB