

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

**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 C  
 Parcel No. 2943-173-33-001  
 Subdivision CORRETO LA DUKE  
COURTNEY LAKE TERRACES  
 Filing 1 Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 4  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 6614  
 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 TMC 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 TMC 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: TOTAL OF 4 EACH 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>N/A</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: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No	<u>19574-19577</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)

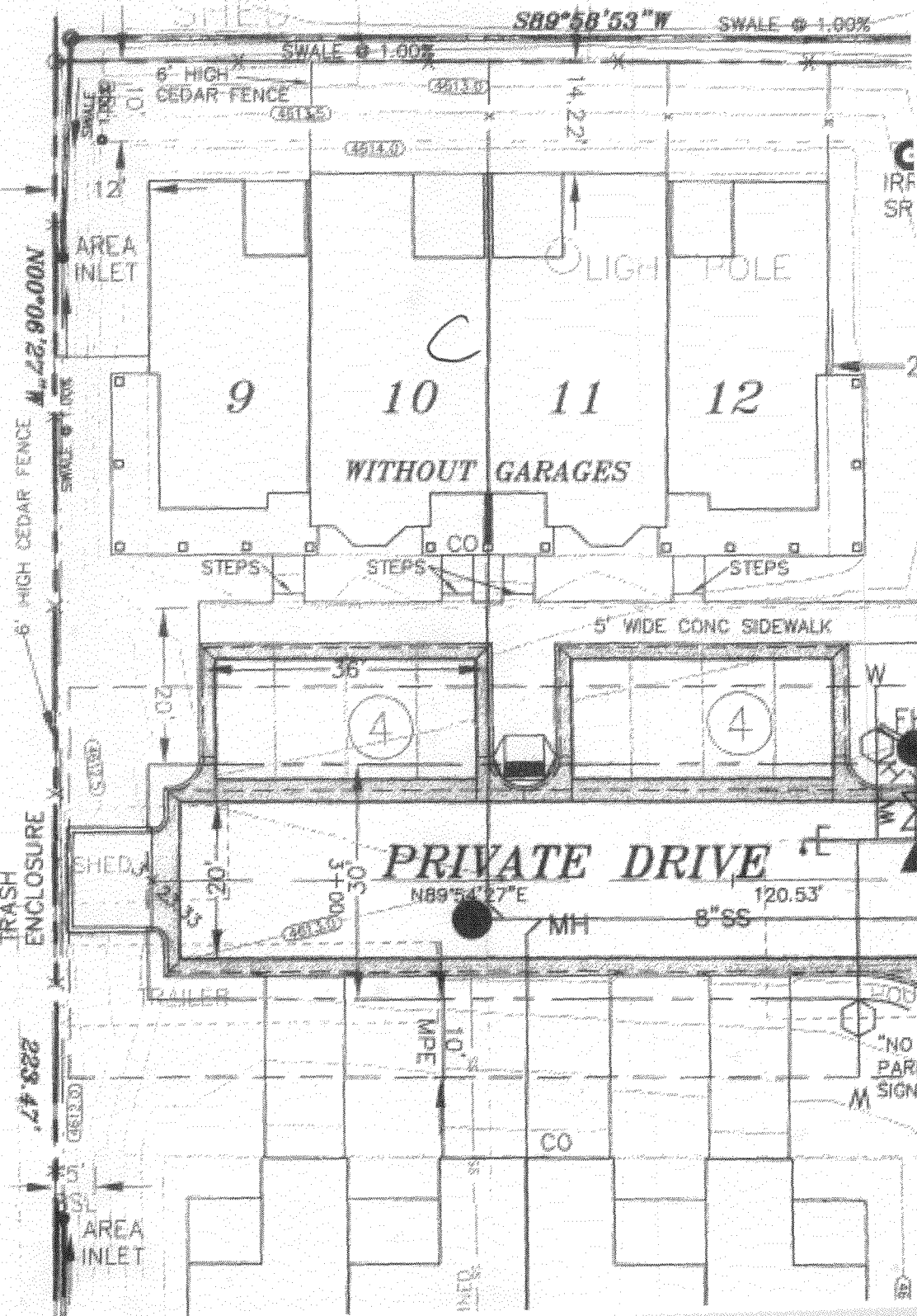
ACCEPTED *KVA 10/12/06*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 4

BLO

AREA INLET

C



1000.06' 27.00N

6' HIGH CEDAR FENCE

TRASH ENCLOSURE

223.47'

AREA INLET

**PRIVATE DRIVE**

N89°54'27"E

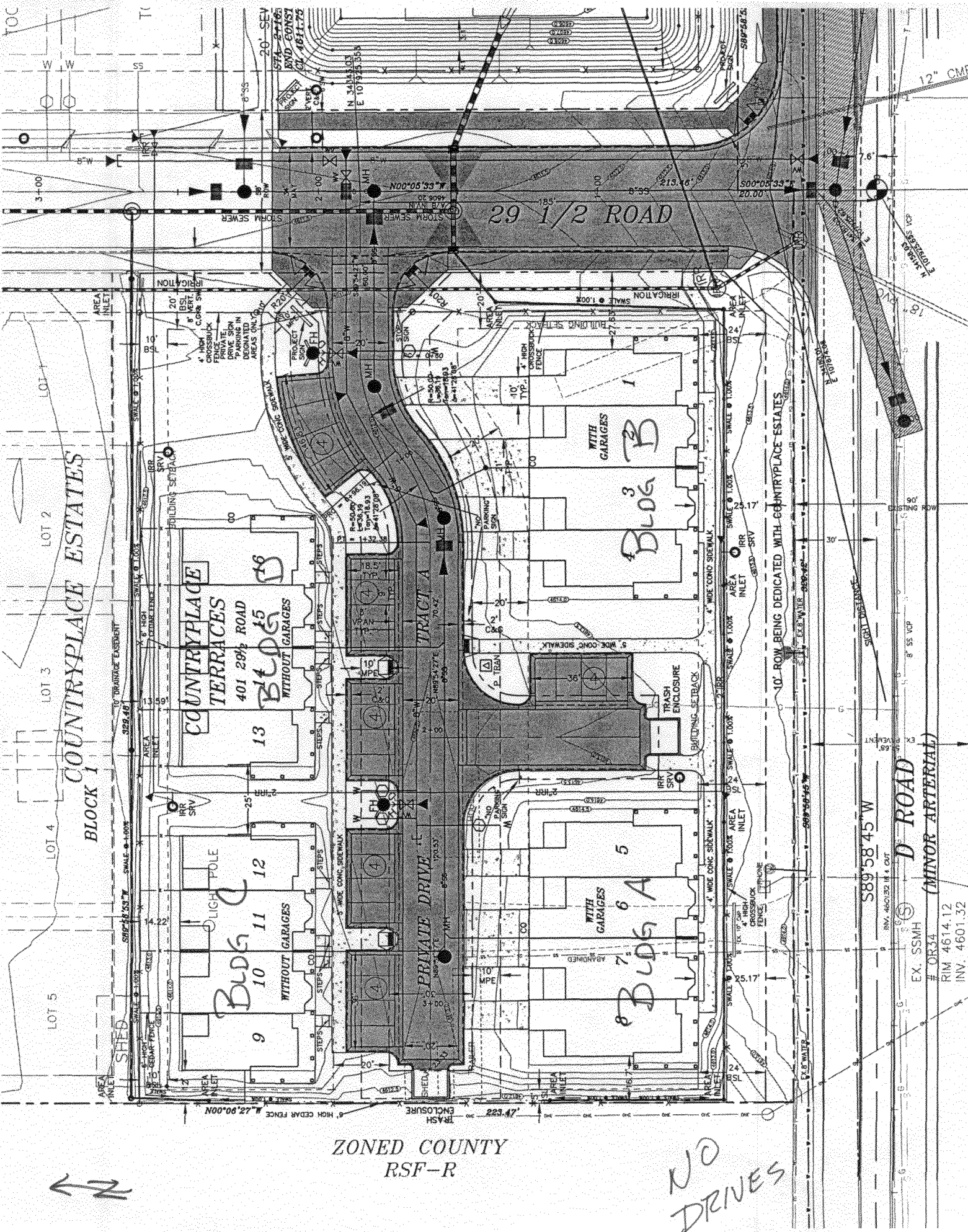
120.53'

MH

8" SS

CO

"NO PARKING SIGN"



COUNTRYPLACE ESTATES  
BLOCK 1

29 1/2 ROAD

PRIVATE DRIVE

589'58.45' W

D ROAD  
(MINOR ARTERIAL)

ZONED COUNTY  
RSF-R

NO  
DRIVES

10' ROW BEING DEDICATED WITH COUNTRYPLACE ESTATES

COUNTRYPLACE  
TERRACES  
401 29 1/2 ROAD

WITH  
GARAGES

Bldg B

Bldg 3

Bldg 4

TRASH  
ENCLOSURE

WITH  
GARAGES

Bldg 6 A

Bldg 7

Bldg 13

Bldg 15

Bldg 16

Bldg 9

Bldg 10

Bldg 11

Bldg 12