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FEE \$	10.00
TCP \$	4,150.00
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 D
 Parcel No. 2943-173-33-001
 Subdivision CORBET LA DUKE
COURTNEY 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 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 TML ENTERPRISES INC
 Address P.O. Box 2569
 City / State / Zip GJ 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 GJ CO 81502
 Telephone 970-245-9271 / 201 8020 UNITS ON THIS PARCEL

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: TOTAL OF 4 EACH 4 PLEX

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:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19578-19581</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/17/06</u>		

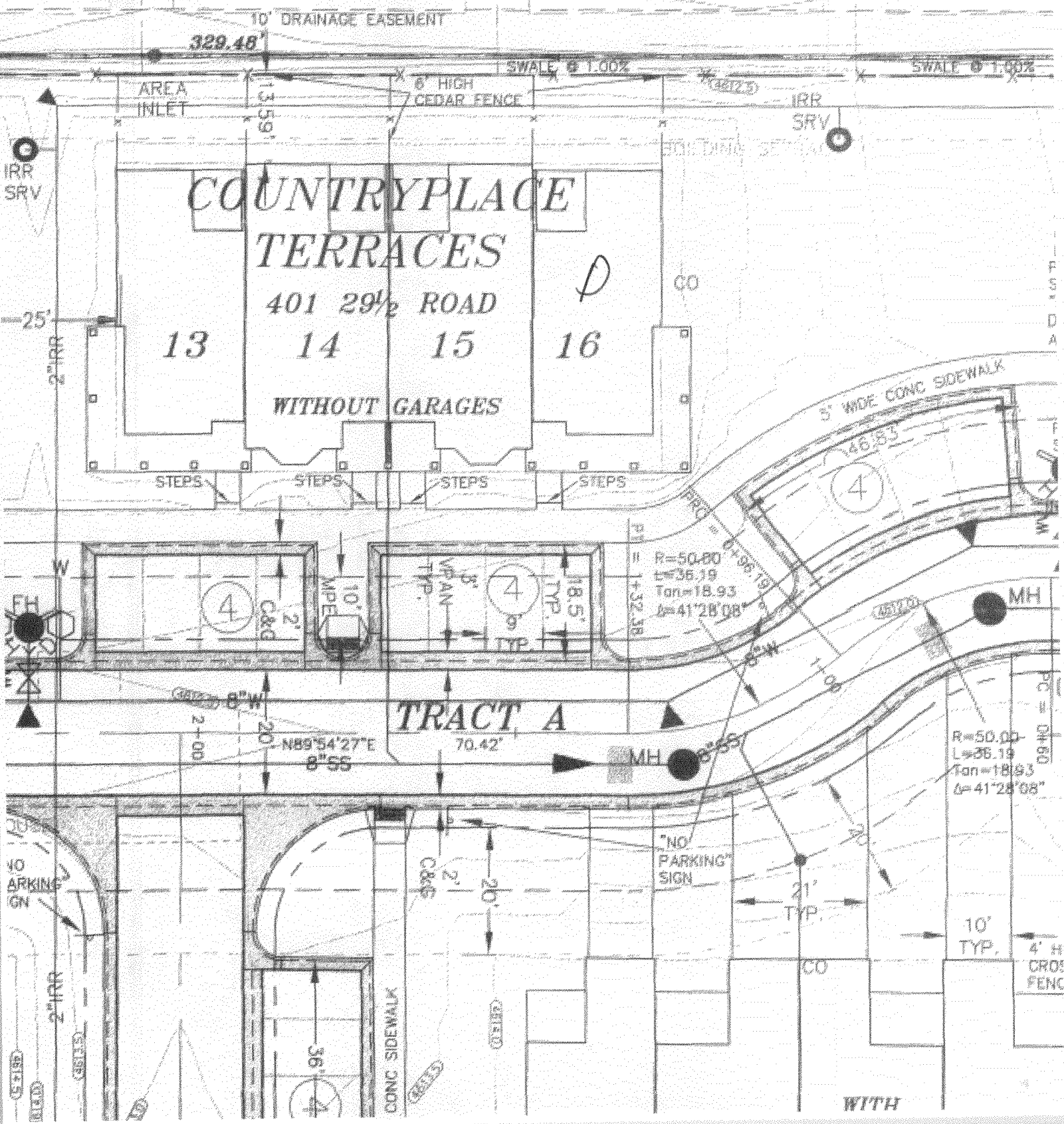
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

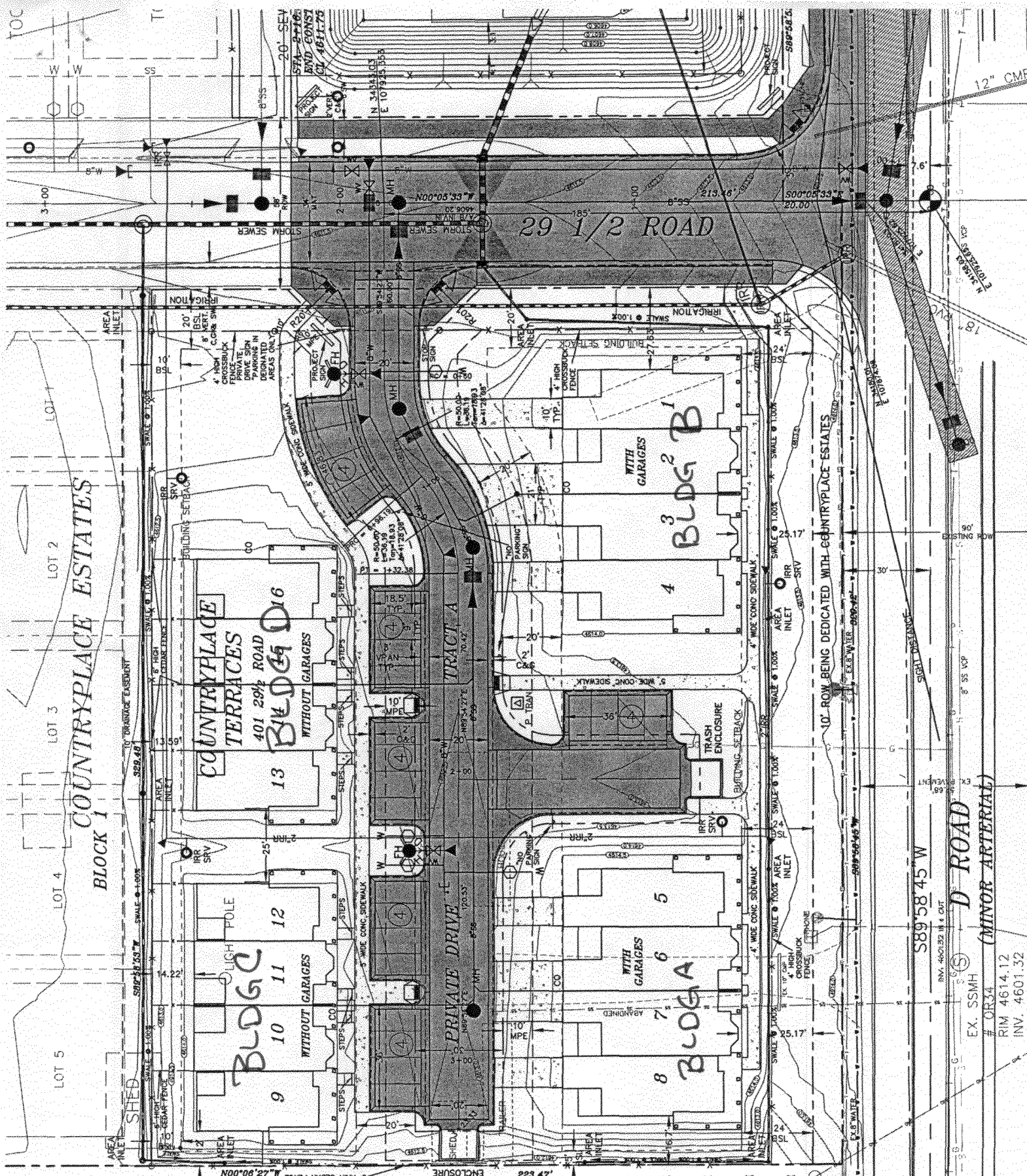
ACCEPTED *KKA 10/12/06*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

LOT 2

LOT 4

BOOK 1





ZONED COUNTY
RSF-R

NO
DRIVES

COUNTRYPLACE ESTATES
BLOCK 1

COUNTRYPLACE
TERRACES
401 29 1/2 ROAD
BLDG D16

S89°58'45" W

D ROAD
(MINOR ARTERIAL)

EX. SSMH
OR34
RM 4614.12
INV. 4601.32

10' ROW BEING DEDICATED WITH COUNTRYPLACE ESTATES

12" CMP



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