

Planning \$	10.00
TCP \$	0
Drainage \$	0
SIF\$	0

# PLANNING CLEARANCE

(Multifamily & Nonresidential Remodels and Change of Use)

## Public Works and Planning Department

BLDG PERMIT NO. \_\_\_\_\_

FILE # \_\_\_\_\_

Building Address 2946 D RONO #D  
 Parcel No. 2943-173-33-001  
 Subdivision COUNTRY PLACE TERRACES  
 Filing 1 Block 1 Lot 1

Multifamily Only:  
 No. of Existing Units \_\_\_\_\_ No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_

### OWNER INFORMATION:

Name TML ENTERPRISES INC.  
 Address P.O. Box 2569  
 City / State / Zip GRAND JCT CO 81502

### DESCRIPTION OF WORK & INTENDED USE:

Remodel  Change of Use (\*Specify uses below)  
 Addition  Change of Business  
 Other: Control Box

### APPLICANT INFORMATION:

Name TML ENTERPRISES INC.  
 Address P.O. Box 2569  
 City / State / Zip G.J. CO 81502  
 Telephone 970-245-9271

### \* FOR CHANGE OF USE:

\*Existing Use: \_\_\_\_\_  
 \*Proposed Use: Sprinkler Control Box

Estimated Remodeling Cost \$ \_\_\_\_\_

Current Fair Market Value of Structure \$ \_\_\_\_\_

**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 PLANNING STAFF

ZONE R-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Landscaping/Screening Required: YES NO  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Parking Requirement \_\_\_\_\_  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions: approved per plan  
 Voting District C Ingress / Egress \_\_\_\_\_  
 Location Approval \_\_\_\_\_  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works and Planning 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 10-06-07

Planning Approval [Signature] Date 10-12-07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. [Signature]

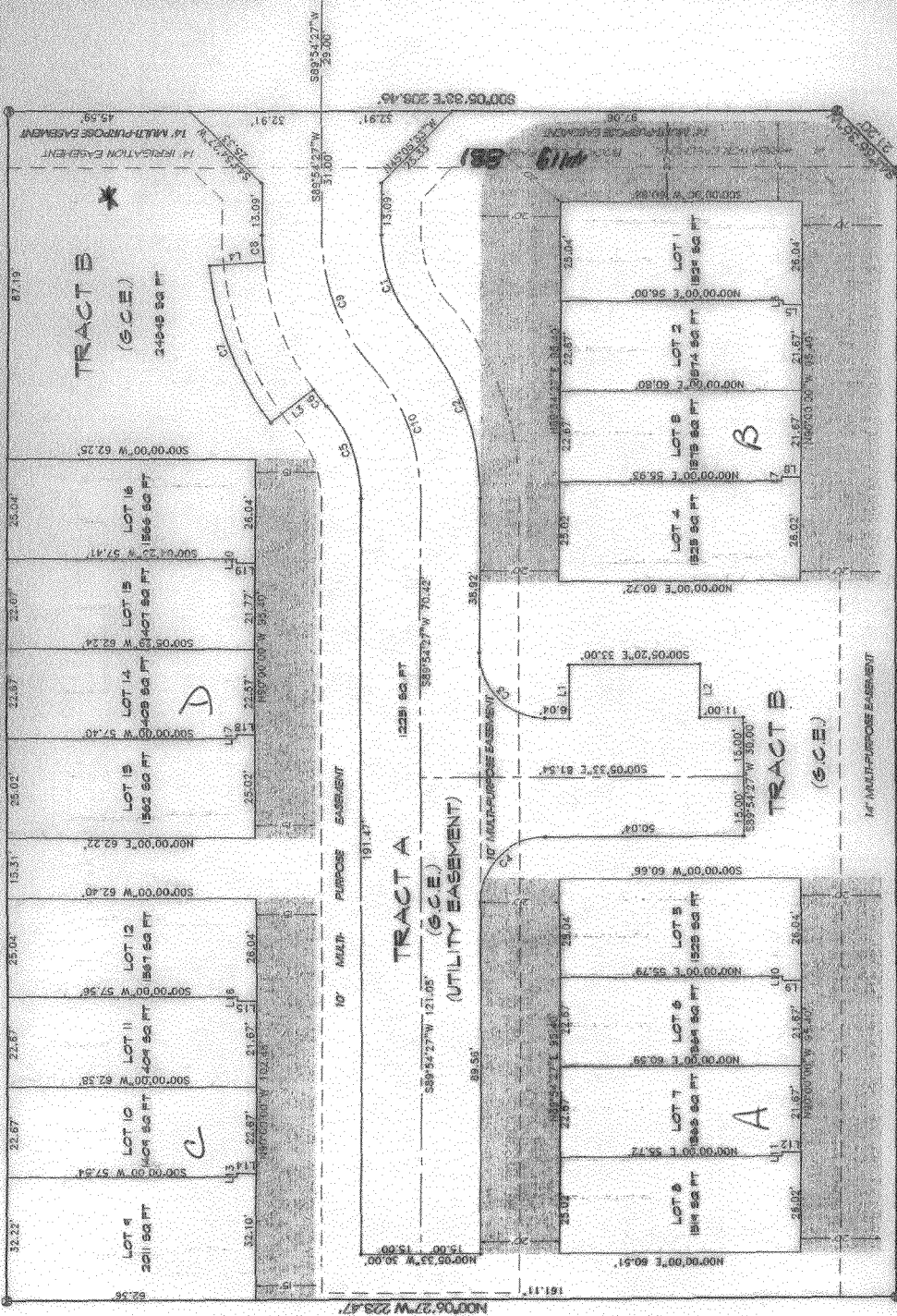
Utility Accounting [Signature] Date 10-12-07

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)

# SPECIAL SITE CONSIDERATIONS

\* Sprinkler Control Box

NOTE: No permanent structures are to be constructed within shaded areas.



ACCEPTED *Angela Henderson*  
 10-12-07  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2946 D Rd

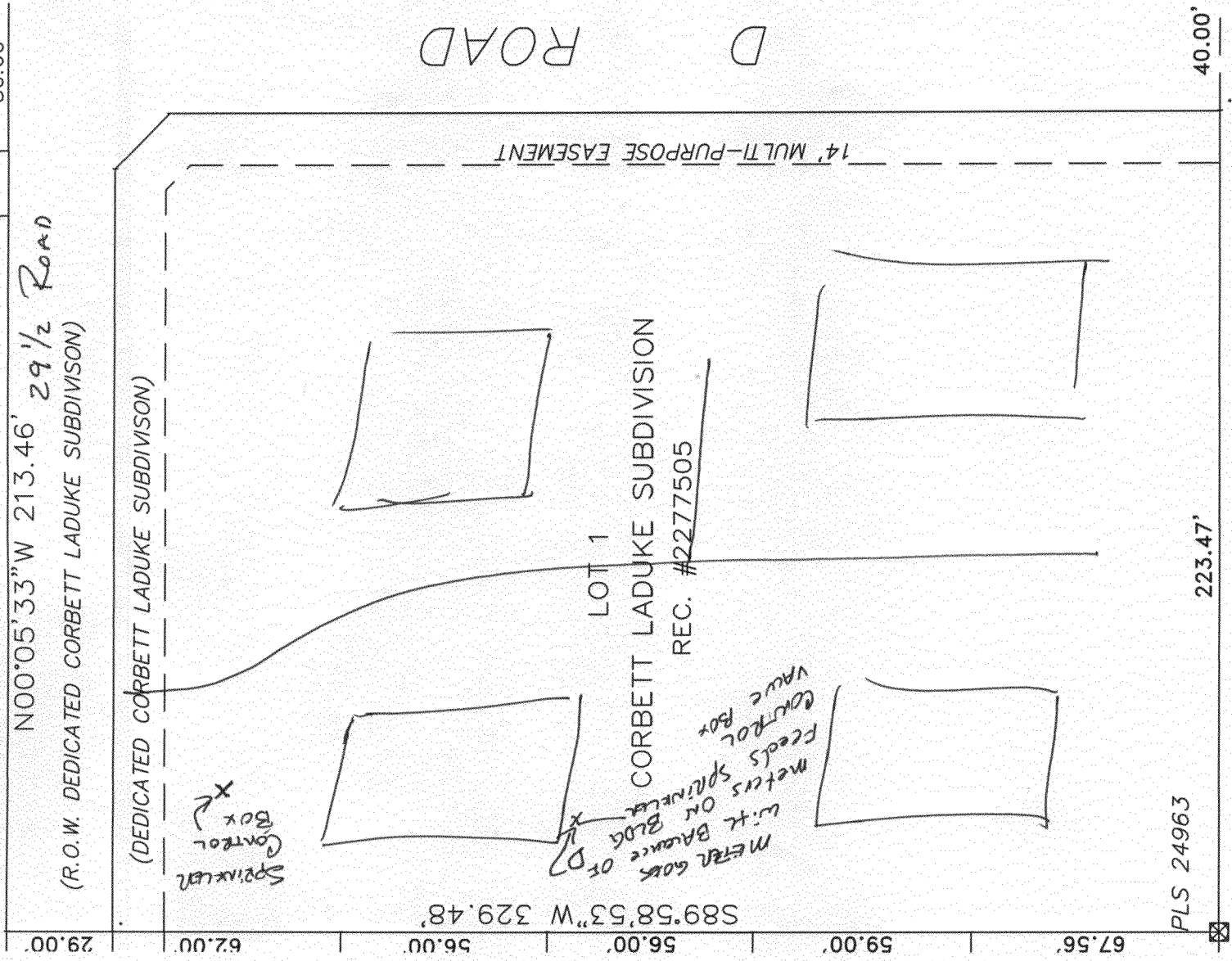
16.64 ACRES  
 SECTION 17  
 TOWNSHIP 20  
 RANGE 12  
 PERMITS DIVISION 2000

# D

30° 15' 00" N 81° 00' 00" E

54° 55' 00" N 81° 00' 00" E

30° 15' 00" N 81° 00' 00" E



N00°05'33"W 213.46' 29 1/2 ROAD  
 (R.O.W. DEDICATED CORBETT LADUKE SUBDIVISION)

50.00  
 40.00  
 29.00  
 62.00  
 56.00  
 56.00  
 59.00  
 67.56  
 223.47'  
 PLS 24963  
 14' MULTI-PURPOSE EASEMENT  
 D ROAD  
 (DEDICATED CORBETT LADUKE SUBDIVISION)  
 LOT 1  
 CORBETT LADUKE SUBDIVISION  
 REC. #2277505  
 SPRINKLER CONTROL BOX  
 METER 600R WITH BATTERY ON BLDG  
 CONTROL VALVE BOX  
 meters on sprinklers

#D  
 [Handwritten marks]

ACCEPTED 10-12-07  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT  
 RESPONSIBILITY TO PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES