

Planning \$ <u>#10</u>	Drainage \$ <u>0</u>
TCP \$ <u>#6,356</u>	School Impact \$ <u>1,840</u>

BLDG PERMIT NO.
FILE # <u>FP-2006-338</u>

12

4 units Total \$ 8,206

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2927 2935-D ROAD BLDG B
 SUBDIVISION WATERS EDGE
 FILING 1 BLK 1 LOT 1
 OWNER TML ENTERPRISES INC
 ADDRESS P.O. Box 2569
 CITY/STATE/ZIP GRAND Jct CO 81502
 APPLICANT TML ENTERPRISES INC
 ADDRESS P.O. Box 2569
 CITY/STATE/ZIP GRAND Jct CO 81502
 TELEPHONE 970-245-9271

TAX SCHEDULE NO. 2943-202-00-044 (parent)
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7,672 ~~112,000~~ ~~112,000~~
MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 47 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 12 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) 4-plex Townhomes
 DESCRIPTION OF WORK & INTENDED USE: 4-PLEX Townhomes NEW CONST / Residential

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>R-8</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>per plan</u> NO
SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater	PARKING REQUIREMENT: <u>2 off street per unit</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: <u>10' driveway width</u>
MAX. HEIGHT <u>35'</u>	<u>O.k. per Eric H.</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

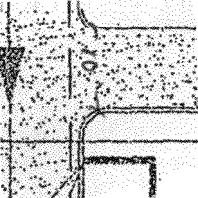
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant's Signature [Signature] Date 19-FEB-08
 Department Approval [Signature] Date 2.19.08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20940</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/17/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



REVISION # 1: 01/05/2007, BY: 1513, TO: 428, 10/17/2007, 12:04:45:53 PM, 2 OF 2, P. 530.00 S 41.00 Doc Cond: PLAT, Janice Blach, Mesa County, CO CLERK AND RECORDER

WATER'S EDGE SUBDIVISION

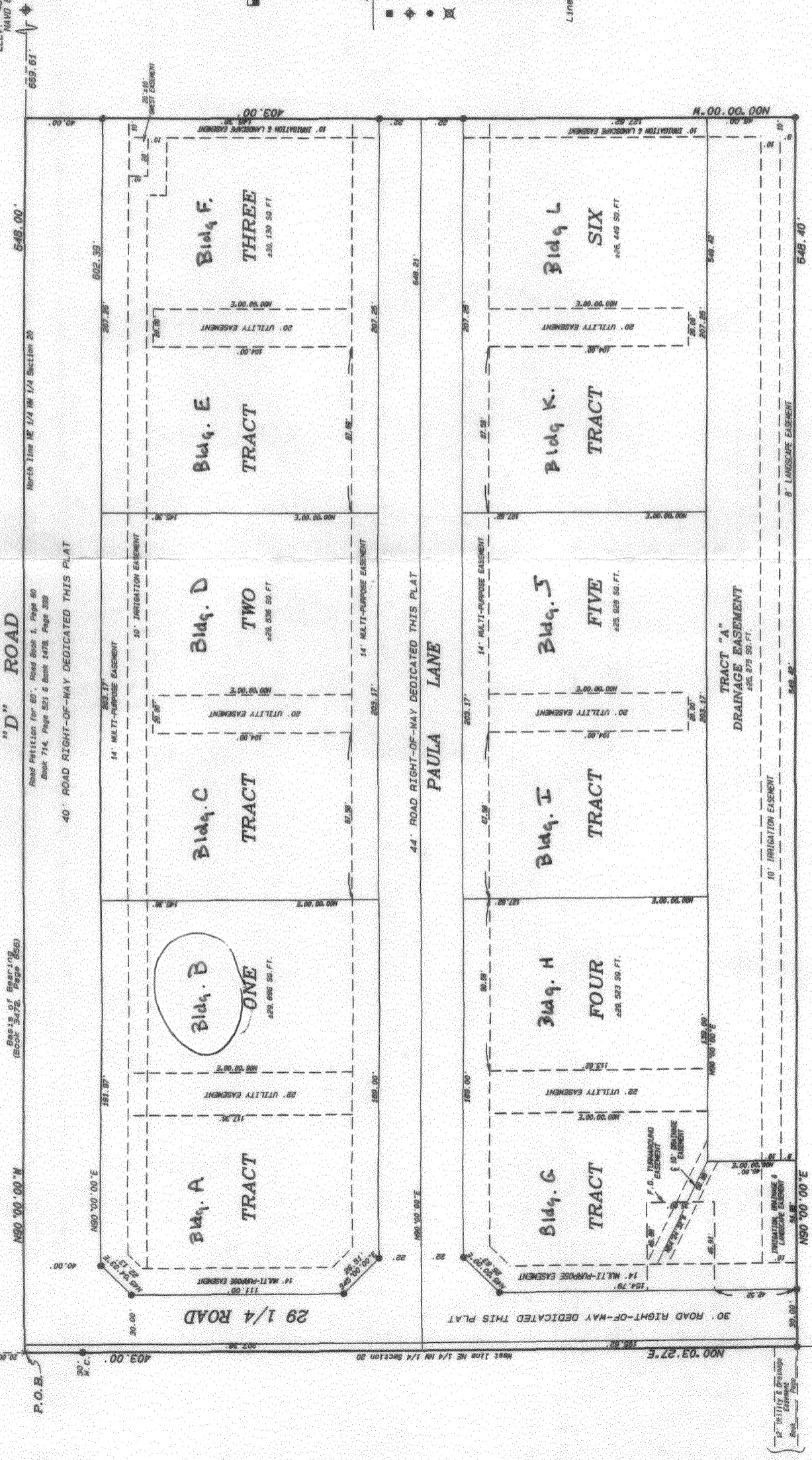
NE 1/4 NW 1/4 SECTION 20, T.1S.,R.1E.,UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
 A SUBDIVISION OF THE CITY OF GRAND JUNCTION

2927 D Road

ACCEPTED *AR* *Judith Borch*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

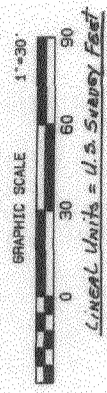
NORTH 1/4 SECTION 20
 T.1S.,R.1E.,UTE M.
 BENCH MARK
 ELEV. = 4514.47
 NAVD 88

WEST 1/4 CORNER
 NORTH 1/4 SECTION 20
 20' WITNESS CORNER



LEGEND & ABBREVIATIONS

- FOUND 3 1/4" ALUMINUM CAP STAMPED JOHNSON LS 18655
- ◆ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.) SET 2" ALUMINUM CAP ON 45 REBAR STAMPED "D H SURVEYS INC LS 24306"
- ⊗ BUREAU OF LAND MANAGEMENT MONUMENT
- P.O.B. = Point of Beginning
- M.C. = Witness Corner
- F.D. = Fire Department
- 50.FT. = Square Feet
- ξ = Center Line
- ESMT. = Easement
- NAVJ 88 = North American Vertical Datum 1988
- Lineal Units of measurement used: U.S. Survey Foot



WATER'S EDGE SUBDIVISION
 LOCATED IN THE
 NE 1/4 NW 1/4 SECTION 20, T.1S.,R.1E.,UTE M.
 CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

AREA SUMMARY

DEDICATED ROADS	= 1.48 AC. / 24.7%
TRACTS ONE THROUGH SIX	= 3.94 AC. / 65.7%
TRACT 4	= 0.59 AC. / 09.5%
TOTAL	= 6.00 AC. / 100%

NOTICE: According to Colorado law, you must commence any legal action within one year from the date of recording of this plat. If you fail to do so, you will be deemed to have accepted the plat as correct and you will be bound by its terms. THE DATE OF THIS CO-1171511-0022-0000-0000-0000.

Designed By: S.L.H. Checked By: M.H.D. Job No. 030-04-01
 Drawn By: TEBBAHUBEL Date: 07/08/07 Sheet: 2 of 2

Basis of Bearing
(Book 3472, Page 856)

Ex. EOP

R.O.W. D Road

202.63'

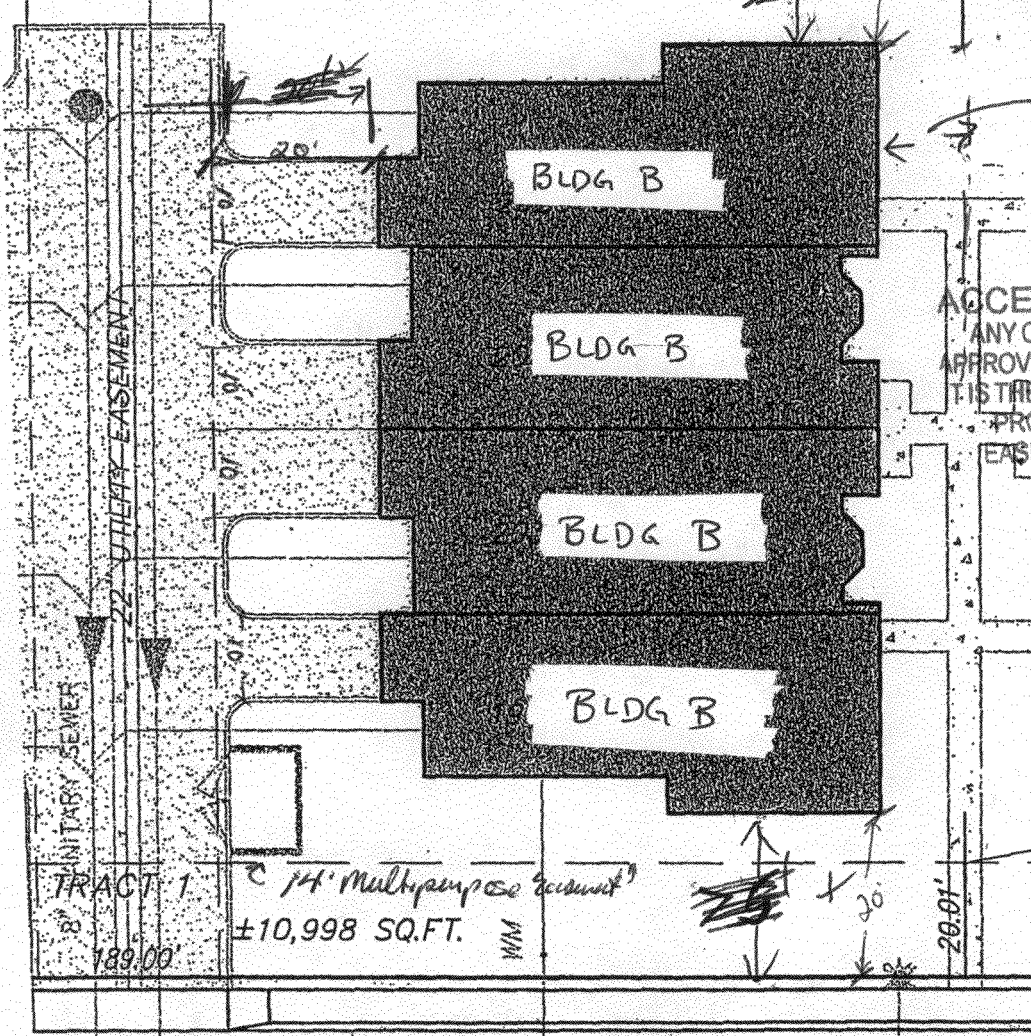
prop. line

11' LANDSCAPE BUFFER

11' MULTIPURPOSE

2" LOOPED IRRIGATION LINE

10' irrigation easement
(NOT TO SCALE)



ACCEPTED *JAR*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

8" SANITARY SEWER

property line