

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>

fn

4 units
Total \$8,204

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 C
SUBDIVISION WATERS EDGE
FILING 1 BLK 1 LOT _____
OWNER TML ENTERPRISES INC
ADDRESS P.O. Box 2569
CITY/STATE/ZIP Grand Jct CO 81502
APPLICANT _____
ADDRESS SAME AS OWNER
CITY/STATE/ZIP _____
TELEPHONE 970 245 9271

TAX SCHEDULE NO. 2943-202-00-044
SQ. FT. OF EXISTING BLDG(S) 0
SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7672

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) N/A

DESCRIPTION OF WORK & INTENDED USE:
New town home CONST.

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 per d.u. off street</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>35'</u>	<u>drives ok. per Eric 5/28</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 20-FEB-08
Department Approval [Signature] Date with
W/O # 21050 - 21051

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21052-21053</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/29/08</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)

D- Road

ACCEPTED *JR Paul Hornbach*
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.

PROPERTY LINE

14' M.P.E.

10' Irr. EASEMENT

SET BACK LINE

BLDG C

2937
2935 G ROAD, BLDG C

BLDG C

BLDG C

BLDG C

SET BACK LINE

14' M.P.E.

PROPERTY LINE

PAULA LAWE

Drives ok per time JMR 2/28/08

LINE

D

D

D

D

SET BACK LINE

FUTURE PROPERTY LINE

FUTURE PROPERTY LINE

SET BACK LINE

SET BACK LINE

FUTURE PROPERTY LINE

PROPERTY LINE

10'

10'

30'



Driveway

Driveway

Driveway

Driveway

20'

20'

20'

10'

20' utility easement.

20' utility easement.

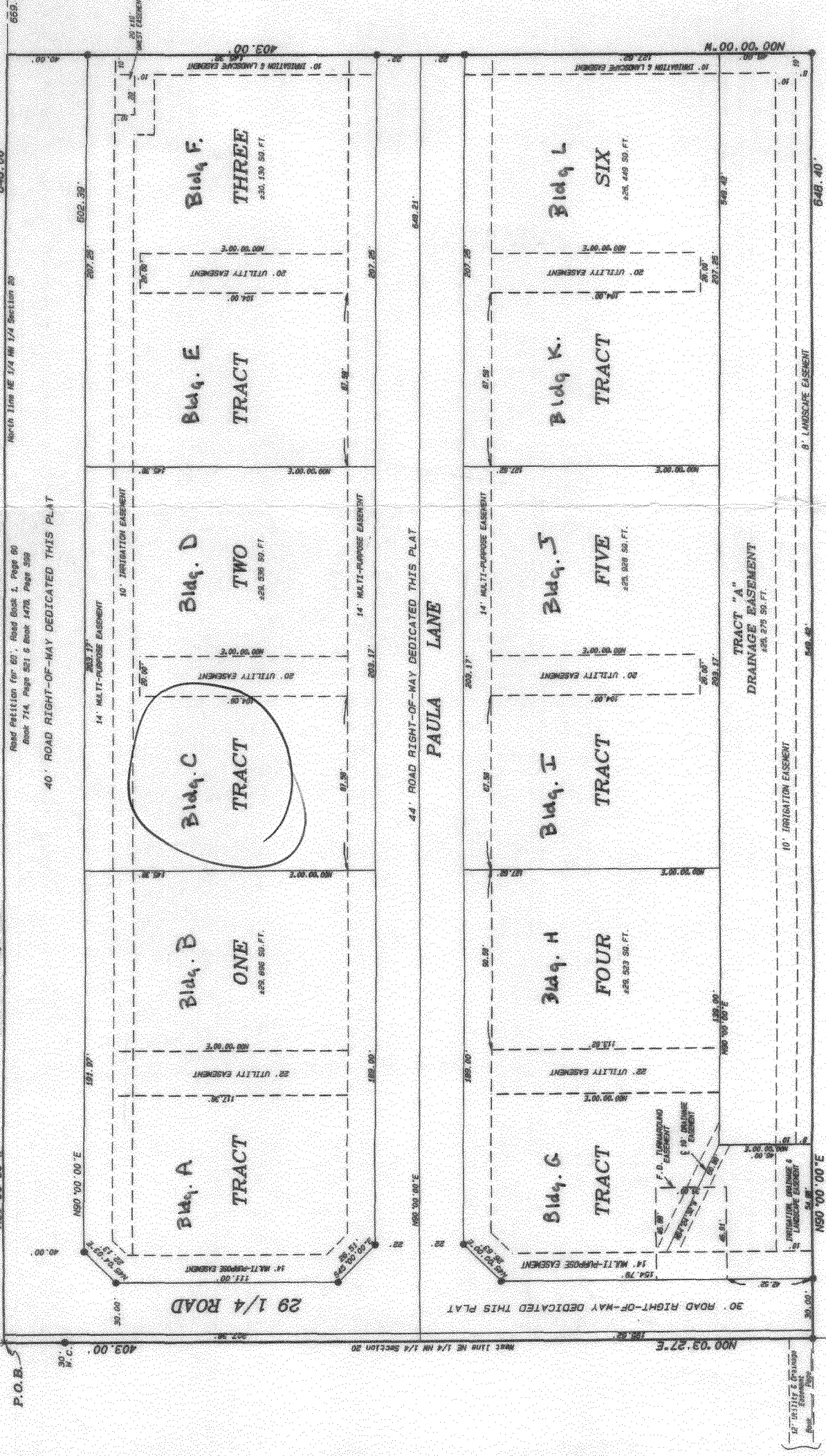
WATER'S EDGE SUBDIVISION

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 *DAE Paul Rich*
 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., U.M.
 M.C.S.M.
 BEARING 154.78'
 ELEVATION 5514.47'
 14110 881



GRAPHIC SCALE 1"=30'
 Linear Units = U.S. Survey Feet

LEGEND & ABBREVIATIONS

- FOUND 3 1/4" ALUMINUM CAP STAMPED "JOHNSON LS 18835"
 - ◆ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
 - SET 2" ALUMINUM CAP ON #5 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
 - SQ. FT. = Square Feet
 - ⊕ = Center Line
 - ESMT. = Easement
 - MAVD 88 = North American Vertical Datum 1988
- Linear 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. / 84.7%
TRACTS ONE THROUGH SIX	= 3.94 AC. / 85.7%
TRACT A	= 0.59 AC. / 09.6%
TOTAL	= 6.00 AC. / 100%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years from the date of this certification. No warranty is made by the surveyor for any error or omission in this survey or for any defect in this survey from the date of this certification/statement shown herein.