

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

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

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 FXI

BUILDING ADDRESS 2927 2935 D ROAD BLDG I

TAX SCHEDULE NO. 2943-202-00-044

SUBDIVISION WATERS EDGE

SQ. FT. OF EXISTING BLDG(S) 0

FILING 1 BLK 1 LOT

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 7672

OWNER TML ENTERPRISES INC

MULTI-FAMILY:
NO. OF DWELLING UNITS: BEFORE 0 AFTER 47
CONSTRUCTION 47

ADDRESS P.O. Box 2569

NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 12
CONSTRUCTION

CITY/STATE/ZIP GRAND Jct CO 81502

USE OF ALL EXISTING BLDG(S) N/A

APPLICANT TML ENTERPRISES INC

ADDRESS P.O. Box 2569

DESCRIPTION OF WORK & INTENDED USE:

CITY/STATE/ZIP GRAND Jct CO 81502

NEW TOWN HOME CONSTRUCTION

TELEPHONE 970 245-9271

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 R-8

LANDSCAPING/SCREENING REQUIRED: YES per plan NO

SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater

PARKING REQUIREMENT: 2 off street per d.u.

SIDE: 5 from PL REAR: 10 from PL

SPECIAL CONDITIONS:

MAX. HEIGHT 35

drives OK. per Eric 2/24/08

MAX. COVERAGE OF LOT BY STRUCTURES 70%

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 JAR Pat O'Connell Date 3/17/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>2094)</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)

PAULA LANE
PROPERTY LINE

ACCEPTED JAR *Pat Develop* 2/1/08
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.

14' M.P.E.

20'

SET BACK LINE

BLDG I

~~2937~~
2935 D ROAD, BLDG I

Driveway

20'

BLDG I

Driveway

BLDG I

Driveway

BLDG I

SET BACK LINE

SET BACK LINE

12'

TRACT PROPERTY LINE
TRACT A Drainage easement

10'

10'

10'

20'

10'

(FUTURE PROPERTY LINE)

20' Utility easement

(FUTURE PROPERTY LINE)
(FUTURE PROPERTY LINE)

SET BACK LINE

Driveway OK
per Eric
JME 2/29/08



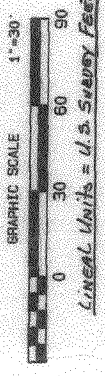
WATER'S EDGE SUBDIVISION

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

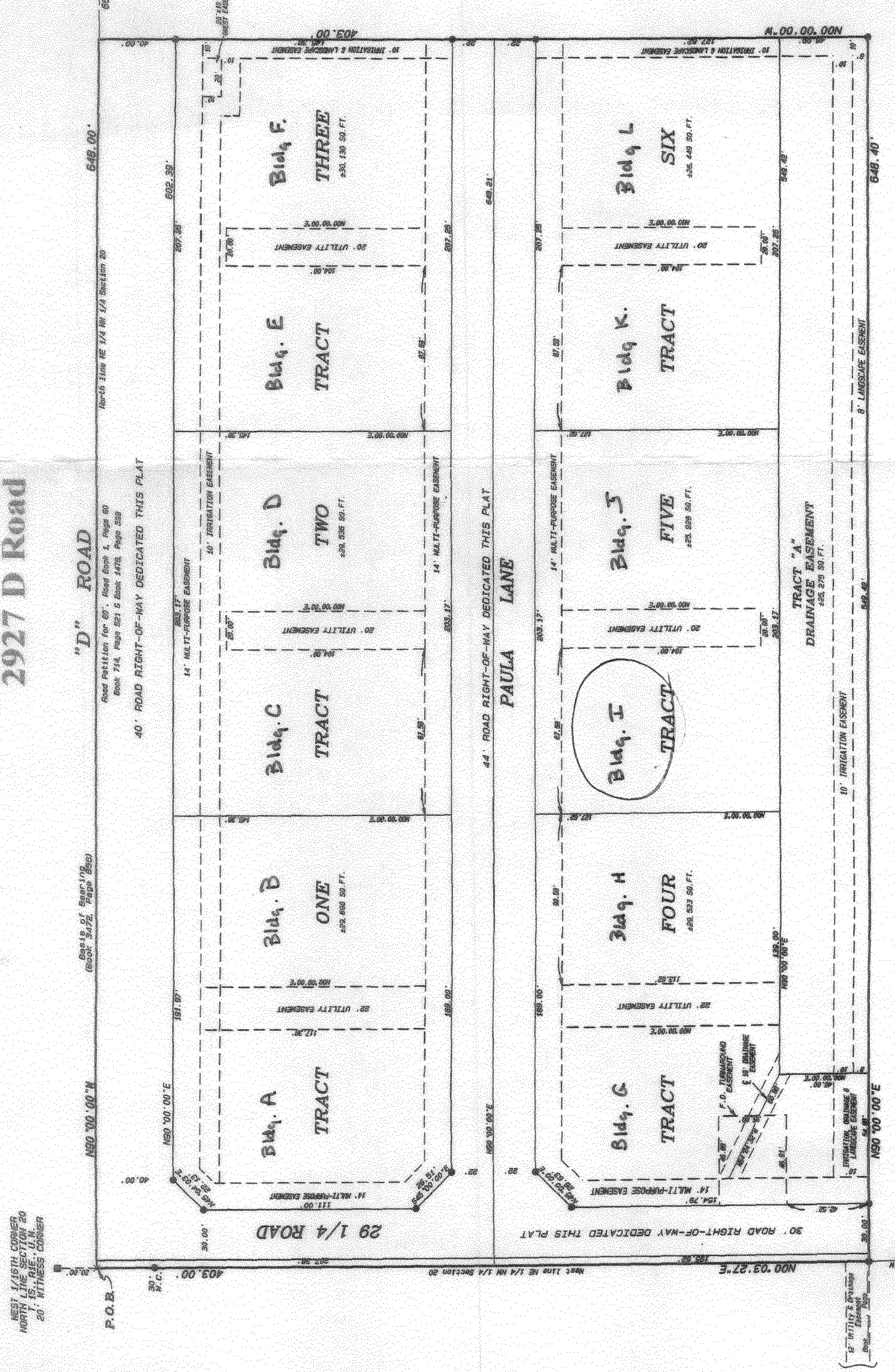
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NORTH 1/4 SECTION 20, T.1S., R.1E., UTE MERIDIAN
BENCHMARK
ELEV. = 4634.47
MAY 09 89



LEGEND & ABBREVIATIONS

- FOUND 3 1/4" ALUMINUM CAP STAMPED JOHNSON LS 1665
- FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
- SET 2" ALUMINUM CAP ON 48 REBAR STAMPED "D H SURVEYS INC LS 64306"
- BUREAU OF LAND MANAGEMENT MONUMENT
- P.O.B. = Point of Beginning
- M.C. = Witness Corner
- F.D. = Fire Department
- 50.FT. = Square Feet
- ± = Center Line
- ESHT. = Easement
- NAVD 88 = North American Vertical Datum 1988
- Linear units of measurement used: U.S. Survey Foot



AREA SUMMARY

DEDICATED ROADS	= 1.48 AC. / 24.7%
TRACTS ONE THROUGH SIX	= 3.94 AC. / 65.7%
TRACT A	= 0.58 AC. / 09.6%
TOTAL	= 6.00 AC. / 100%

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

NOTICE: According to Colorado law, you must commence any legal action within 180 days of the date of this plat. This plat is based upon the survey of this subdivision as shown on the plat. No warranty is made by the surveyor as to the accuracy of the information shown hereon.