

Planning \$ <u>10</u>	Drainage \$ <u>0</u>
TCP \$ <u>6,356</u>	School Impact \$ <u>1840</u>

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

4 units
2,554 x 4 =
10,216

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 F
 SUBDIVISION WATERS EDGE
 FILING 1 BLK 1 LOT _____
 OWNER TML ENTERPRISES INC
 ADDRESS P.O. Box 2569
 CITY/STATE/ZIP GRAND Jct CO 81502

TAX SCHEDULE NO. 2943-202-00-044
 SQ. FT. OF EXISTING BLDG(S) 0
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 126794

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

APPLICANT _____
 ADDRESS _____
 CITY/STATE/ZIP SAME AS OWNER
 TELEPHONE 970 245 9271

DESCRIPTION OF WORK & INTENDED USE: New townhome const

PAID
FEB 04 2008

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> SETBACKS: FRONT: <u>20</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5</u> from PL REAR: <u>10</u> from PL MAX. HEIGHT <u>35</u> MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	LANDSCAPING/SCREENING REQUIRED: YES <u>per plan</u> NO _____ PARKING REQUIREMENT: <u>2 off street per d.u.</u> SPECIAL CONDITIONS: <u>drives</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 12/4/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>128885</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/4/08</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)

2927 D ROAD D-ROAD
BLDG 'F'
PROPERTY LINE

14' M.P.E.

10' Irrigation Easement

QUEST EASEMENT
20'

SET BACK LINE

2 CAR OFF STREET PAVED PARKING

BLDG F

20'
2 CAR OFF STREET PAVED PARKING

BLDG F

2 CAR OFF STREET PAVED PARKING

BLDG F

25'
2 CAR OFF STREET PAVED PARKING

BLDG F

Drives OK per plan (Eric) ORR

ACCEPTED 3/17/08
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.

SET BACK LINE

14' Multi Purpose Easement

20'

PROPERTY LINE

PAULA LANE

[FUTURE PROPERTY LINE]

22' Utility Easement.

[FUTURE PROPERTY LINE]

10' Irrigation & Landscape Easement

PROPERTY LINE

RECORDED: 2409695, BE 453 89 629 10/29/2007 AT 04:45:53 PM, 2 OF 2, F.
 920 00 8 91.00 Doc Code: FAY Jantow Rich, Mesa County, CO CLERK AND RECORDS

WATER'S EDGE SUBDIVISION

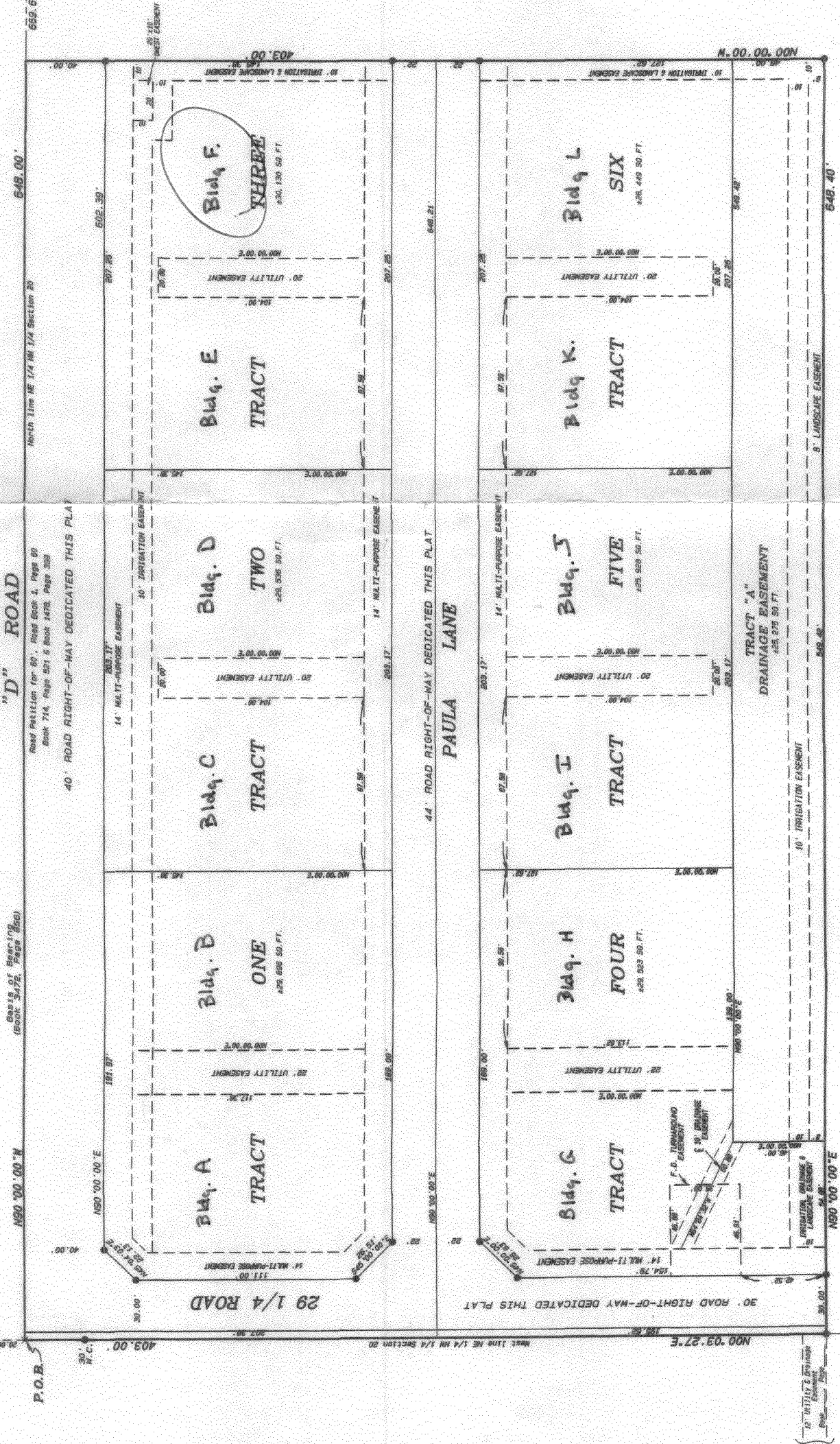
NE 1/4 NW 1/4 SECTION 20, T.1S., R.1E., UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
 A SUBDIVISION OF THE CITY OF GRAND JUNCTION

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., U. M.
 BEARING MARK
 ELEV. = 4614.47
 NAVD 88

659.61'



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
 - 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
 - ⊙ ESMT. = Easement
 - ⊙ NAVD 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. / 24.7K
TRACTS ONE THROUGH SIX	= 3.94 AC. / 65.7K
TRACT A	= 0.58 AC. / 05.6K
TOTAL	= 5.00 AC. / 100K

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 survey or commence more than one year from the date of this certification/statement when driven.