

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>

4 units

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)

TOTAL \$8,204

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2927 2935 D ROAD BLDG J

SUBDIVISION WATERS EDGE

FILING 1 BLK 1 LOT

OWNER TML ENTERPRISES INC

ADDRESS PO Box 2569

CITY/STATE/ZIP Grand Jct CO 81502

APPLICANT TML ENTERPRISES INC

ADDRESS SEE ABOVE

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: <u>per plan</u> YES <u> </u> NO <u> </u>
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>drive ok per site plan 12/10/08</u> PAID
MAX. HEIGHT <u>35'</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 JAR Paul Hornbeck Date 4/2/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO <u> </u>	W/O No. <u>20966 20964</u> <u>20965 20963</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/2/08</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

ACCEPTED *JPR Paul Hermsdorf*

PROPERTY LINE

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

10'

10

BLDG J

2927
~~2935~~ D ROAD, BLDG J

20'

BLDG J

BLDG J

BLDG J

SET BACK LINE

SET BACK LINE

(FUTURE PROPERTY LINE)

(FUTURE PROPERTY LINE)

(FUTURE PROPERTY LINE)

Done

Done

Done

Owner ok per Eric 2/25/08



20' utility easement

12'

TRACT ~~PROPERTY~~ LINE

TRACT A DRAINAGE EASEMENTS

WATER'S EDGE SUBDIVISION

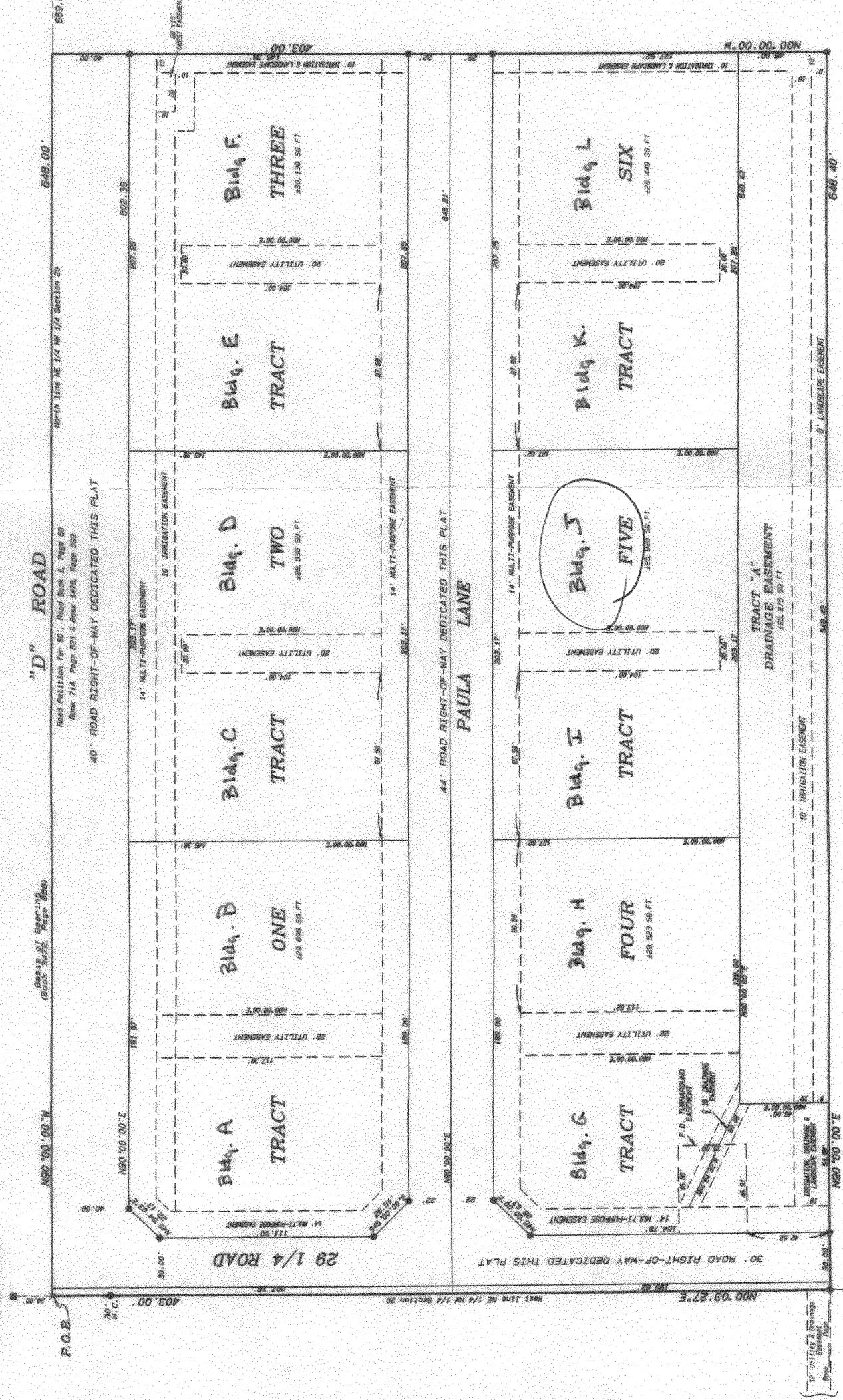
NE 1/4 NW 1/4 SECTION 20, T.1S.,R.1E.,UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
 A SUBDIVISION OF THE CITY OF GRAND JUNCTION

2927 D Road

ACCEPTED JAR
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NORTH 1/4 SECTION 20
 T. 1S., R. 1E., U. M.
 BEIC MARK
 ELEV. = 4514.47
 NAVD 88

NORTH 1/4 CORNER
 NORTH LINE SECTION 20
 T. 1S., R. 1E., U. M.
 20' WITNESS CORNER



"D" ROAD
 Road Easement for 60' Road Book 1, Page 80
 Book 714, Page 521 & Book 1478, Page 330

44' ROAD RIGHT-OF-WAY DEDICATED THIS PLAT
 PAULA LANE

P.O.B.

30' ROAD RIGHT-OF-WAY DEDICATED THIS PLAT

14' MULTI-PURPOSE EASEMENT

20' UTILITY EASEMENT

10' IRRIGATION EASEMENT

8' LANDSCAPE EASEMENT

10' IRRIGATION & LANDSCAPE EASEMENT

20' UTILITY EASEMENT

14' MULTI-PURPOSE EASEMENT

20' UTILITY EASEMENT

10' IRRIGATION EASEMENT

8' LANDSCAPE EASEMENT

10' IRRIGATION & LANDSCAPE EASEMENT

20' UTILITY EASEMENT

14' MULTI-PURPOSE EASEMENT

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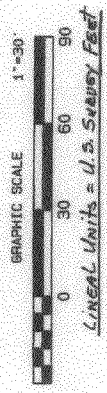
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8' LANDSCAPE EASEMENT

10' IRRIGATION & LANDSCAPE EASEMENT



LEGEND & ABBREVIATIONS

- FOUND 3 1/4" ALUMINUM CAP STAMPED "JOHNSON LS 1885"
 - ◆ FOUND MESA COUNTY SURVEY MARKER (M.C.S.M.)
 - SET 2" ALUMINUM CAP ON 85 BEARS 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
 - ⊕ = 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.
 116 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 A	= 0.58 AC. / 93.6%
TOTAL	= 6.00 AC. / 100%

NOTICE: According to Colorado law you must commence any legal action against any party in the survey within three years from the date of this survey or the date of the survey. The survey is subject to the provisions of the Colorado Survey Act. The survey is subject to the provisions of the Colorado Survey Act. The survey is subject to the provisions of the Colorado Survey Act.