

Planning \$ <sup>#10</sup> 16,356 <sup>-</sup>	Drainage \$ 0
TCP \$ <del>1,840</del>	School Impact \$ 1,840 <sup>-</sup>

BLDG PERMIT NO.
FILE # FP-2006-338

4 ~~Units~~

## 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 <sup>2927</sup> ~~2935~~ O ROAD BLDG A  
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 6794  
**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: <u>driveway ok. per Eric</u>
MAX. HEIGHT <u>36'</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 6-10-08  
Department Approval [Signature] Date 6-10-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21068</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/08</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 BLDG "A"

PROPERTY LINE

D ROAD

14' M.P.E.

10' Irigation easement

SET BACK LINE

BLDG A

2 CAR OFF STREET PAVED PARKING

20'

26'

24.5'

BLDG A

2 CAR OFF STREET PAVED PARKING

20'

14' M.P.E.

BLDG A

2 CAR OFF STREET PAVED PARKING

20'

BLDG A

2 CAR OFF STREET PAVED PARKING

25'

SET BACK LINE

14' M.P.E.

PROPERTY LINE

PAULA LANE

29 1/4 Road

PROPERTY LINE

FUTURE PROPERTY LINE

FUTURE PROPERTY LINE

22' utility easement

drive way width per approved plan. JAK

6-10-08  
ACCEPTED [Signature]  
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.

RECEPTION #: 2409595, BK 4513 PG 625 10/24/2007 at 04:45:13 PM, 2 OF 2, E  
 \$50.00 & \$1.00 Doc Code: FERT JUDGE BLDG, Mesa County, CO CLERK AND RECORDER

# WATER'S EDGE SUBDIVISION

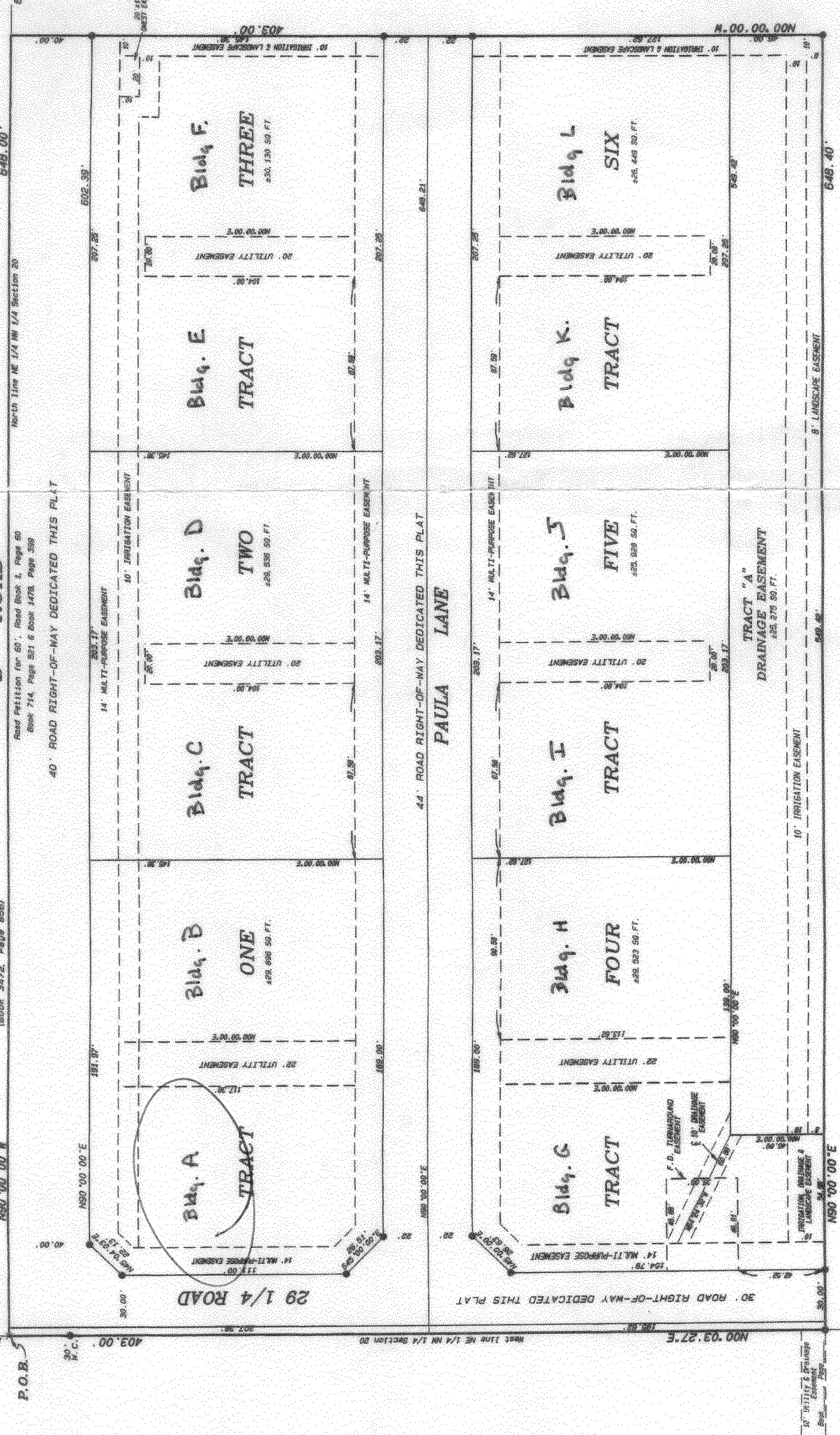
NE 1/4 NW 1/4 SECTION 20, T.1S.,R.1E.,UTE MERIDIAN, CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO  
 A SUBDIVISION OF THE CITY OF GRAND JUNCTION

2927 D Road

WEST 1/16TH CORNER  
 NORTH LINE SECTION 20  
 15' REE. U. N.  
 20' WITNESS CORNER

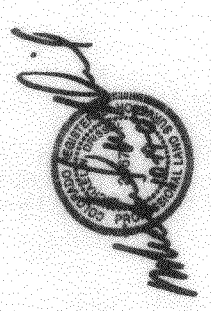
NORTH 1/4  
 SECTION 20  
 T.1S., R.1E., U. N.  
 15' REE. U. N.  
 20' WITNESS CORNER  
 ELEV. = 4514.47  
 NAVD 88

6-10-08  
 J. H. H. H.  
 3/17/08  
**ACCEPTED JHR**  
 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.



### LEGEND & ABBREVIATIONS

- FOUND 3 1/4" ALUMINUM CAP STAMPED "JOHNSON LS 16855"
  - ◆ 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
  - 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. / 24.7%
TRACTS ONE THROUGH SIX	= 3.34 AC. / 55.7%
TRACT A	= 0.59 AC. / 09.6%
<b>TOTAL</b>	<b>= 5.41 AC. / 100%</b>

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years from the date of this survey or commence any action based upon any defect in this survey or commence any action based upon any defect in this certification/assessment shown herein.

Designed By: S.L.H. Checked By: M.H.D. Job No. 830-04-01  
 Drawn By: FERRANDER Date: OCTOBER, 2007 Sheet: 2 of 2