

Planning \$ <del>10</del> #10	Drainage \$ 0
TCP \$ 4,767	School Impact \$ 1,380

BLDG PERMIT NO.
FILE # FP-2006-338

## PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

*(3 units)*  
*#6,157*  
*123*  
*2927*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2935 D ROAD BLDG "G"  
 SUBDIVISION WATERS EDGE  
 FILING 1 BLK \_\_\_\_\_ LOT \_\_\_\_\_  
 OWNER TML ENTERPRISES INC  
 ADDRESS PO 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) \_\_\_\_\_  
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 4925  
 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) \_\_\_\_\_  
 DESCRIPTION OF WORK & INTENDED USE:  
NEW TOWN HOME CONSTRUCTION

*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>driveway width per approved plans</u>
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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 FEB-27-08  
 Department Approval JAR 3/1/08 Paul Hornbeck Date 6/23/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21099</u>
Utility Accounting <u>Ch Marshall</u>	Date <u>6/23/08</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 0 ROAD BLDG "G"

PROPERTY LINE

PAULA LANE

14' M.P.E.



20'

SET BACK LINE

2 CAR  
OFF  
STREET  
PAVED  
PARKING

BLDG G

24

20'

2 CAR  
OFF  
STREET  
PAVED  
PARKING

BLDG G

SET  
BACK  
LINE

SET  
BACK  
LINE

2 CAR  
OFF  
STREET  
PAVED  
PARKING

BLDG G

(FUTURE PROPERTY LINE)

22' utility easement

(FUTURE PROPERTY LINE)

TURN AROUND  
EASEMENT

10' driveway  
easement

SET BACK LINE

12'

Driveway Ok.  
per plans & vic  
map

~~PROPERTY LINE~~  
TRACT A

ACCEPTED <sup>3/1/18</sup> *Paul Hornback*  
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.

29 1/4 Rd

PROPERTY LINE

14' M.P.E.