

Planning \$ <u>10<sup>5</sup></u>	Drainage \$ <u>0</u>
TCP \$ <u>6,356</u>	School Impact \$ <u>1,840<sup>5</sup></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

BUILDING ADDRESS 2927  
~~2935~~ D ROAD BLDG K

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 TML ENTERPRISES INC

ADDRESS SAME AS 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 _____ NO _____
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	PARKING REQUIREMENT: <u>2 off sheet per unit</u>
MAX. HEIGHT <u>35'</u>	SPECIAL CONDITIONS: <u>Lines OK per Site map 2/28/08</u>
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	<u>VOTE "E"</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 JRR Paul Hemlech Date 9/12/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21196</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/12/08</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)

PROPERTY LINE

ACCEPTED *SP4 Paul Hornbush*  
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'

BLDG K

*2927 D Road*

*Driveway*

10'

20'

BLDG K

SET BACK LINE

*Driveway*

BLDG K

BLDG K

*Driveway*

SET BACK LINE

12'

*Driveway  
per site  
map 2/25/18*

(FUTURE PROPERTY LINE)

*20' utility easement*

TRACT PROPERTY LINE

*TRACT A Drainage easement*

(FUTURE PROPERTY LINE)

SET BACK LINE

DESCRIPTION: 2409695, BK 4543 PG 626 10/25/2007 AT 04:45:13 PM, 2 OF 2, P  
 \$20.00 & \$1.00 Doc Code: FLAT JANTOS BLDG, Mesa County, CO CLERK AND RECORDER

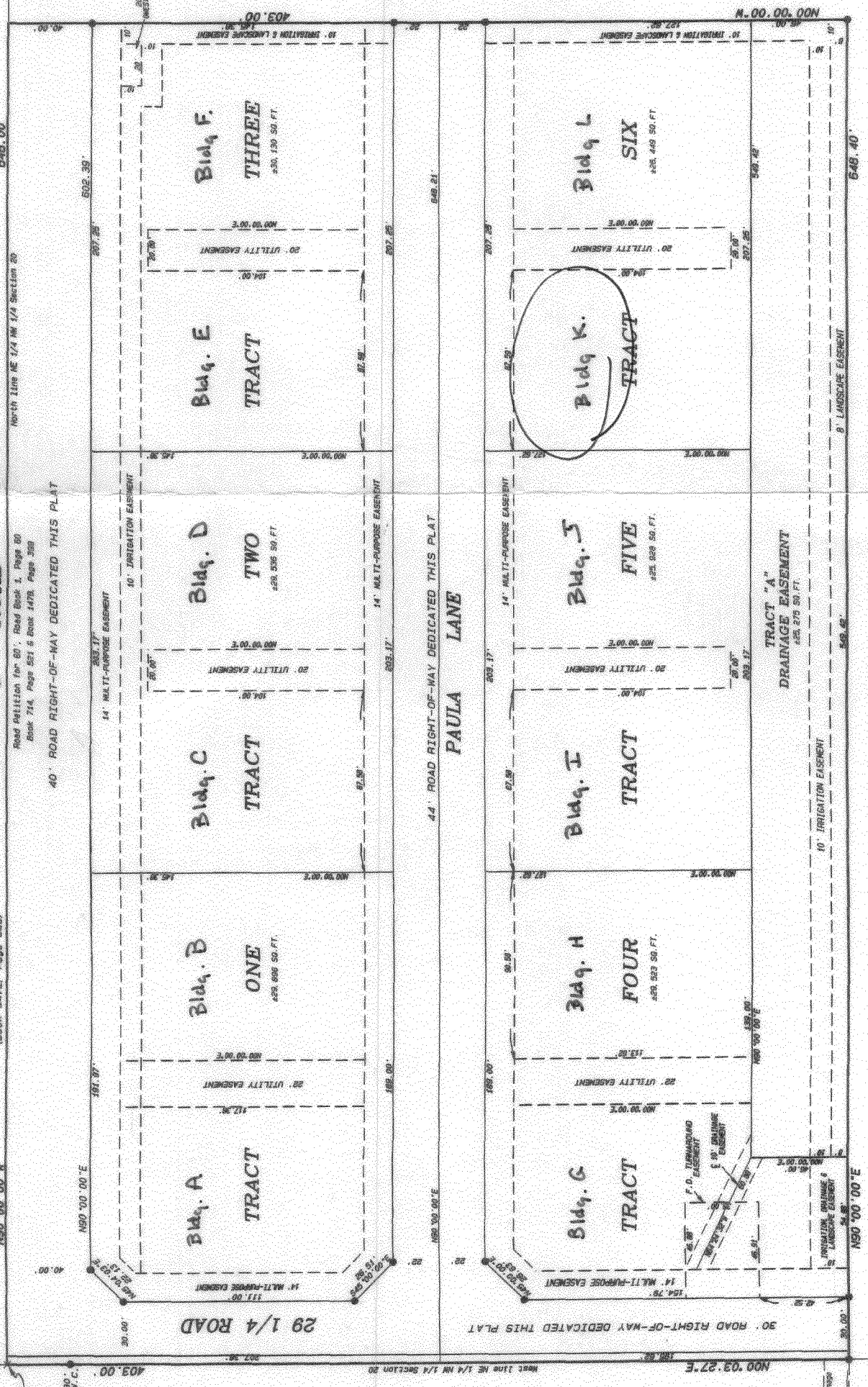
# WATER'S EDGE SUBDIVISION

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

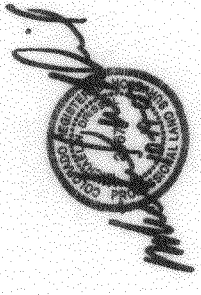
**ACCEPTED**  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

NORTH 1/4 SECTION 20  
 T.1S., R.1E., U.N.  
 BENCH MARK  
 ELEVATION 5447.47



**LEGEND & ABBREVIATIONS**

- FOUND 3 1/4" ALUMINUM CAP STAMPED "JOHNSON LS 16635"
- 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
- W.C. = Witness Corner
- F.D. = Fire Department
- 90. FT. = Square Feet
- ξ = Center Line
- EBMT = Easement
- NAVD 80 = North American Vertical Datum 1988
- Linear 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) 245-6749

**AREA SUMMARY**

DEDICATED ROADS	= 1.48 AC. / 24.7%
TRACTS ONE THROUGH SIX	= 3.94 AC. / 65.7%
TRACT A	= 0.59 AC. / 10.5%
TOTAL	= 6.00 AC. / 100%

NOTICE: Applicant is advised that the plat contains only those tracts shown on the plat. The applicant is responsible for ensuring that the plat is correct and that all necessary easements and encumbrances are shown. The City of Grand Junction does not warrant the accuracy of the plat or the information contained therein.

Designed By: S.L.H. Checked By: H.H.D. Job No. 930-04-01  
 Drawn By: TERRAMODEL Date: OCTOBER, 2007 Sheet: 2 OF 2