

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>

W

4 units

PLANNING CLEARANCE

Total \$8,204 (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 E
 SUBDIVISION Waters Edge
 FILING 1 BLK 1 LOT _____
 OWNER TML ENTERPRISES INC
 ADDRESS P.O Box 2569
 CITY/STATE/ZIP Grand Jet CO 81502
 APPLICANT _____
 ADDRESS SAME AS OWNER
 CITY/STATE/ZIP _____
 TELEPHONE 970 245 9271

TAX SCHEDULE NO. 2943-202-00-044 (parent)
 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 townhome 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>R8</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 off street per unit</u>
SIDE: <u>5</u> from PL REAR: <u>10</u> from PL	SPECIAL CONDITIONS: _____
MAX. HEIGHT <u>35'</u>	<u>drives ok per spec - SMP 2-28-08 TB</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 Paul Hornbeck Date 9/19/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21194</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/10/08</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)

D- ROAD

ACCEPTED *JMR Paul G. ...*
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.

PROPERTY LINE

14' M.P.E

10' Irrigation Easement

SET BACK LINE

INE

10'

10'

30'



Drive

20'

10'

20'

10'

20'

20' Utility Easement

PROPERTY LINE

D

D

D

D

SET BACK LINE

(FUTURE PROPERTY LINE)

(FUTURE PROPERTY LINE)

SET BACK LINE

BLDG E

2927 D
~~2935~~ G ROAD, BLDG E

BLDG E

BLDG E

BLDG E

SET BACK LINE

Drive

SET BACK LINE

14' M.P.E

20'

LINE

PROPERTY LINE

PAULA LAVIE

Drawn OK
Paul Lavie
JMR 2/28/08