

Planning \$ <u>10</u>	Drainage \$ <u>0</u>
TCP \$ <u>6356</u>	School Impact \$ <u>1840</u>

BLDG PERMIT NO.
FILE # <u>FP-2006-338</u>

*W*

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

*4 units*  
*Total \$8,204*  
*4 separate work orders*

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 2927 2935 D ROAD, BLDG. H  
 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 P.O. Box 2569  
 CITY/STATE/ZIP GRAND Jct CO 81502  
 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.

*NOTE "E"*

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R-8  
 LANDSCAPING/SCREENING REQUIRED: YES per plan NO \_\_\_\_\_  
 SETBACKS: FRONT: 20 from Property Line (PL) or from center of ROW, whichever is greater  
 PARKING REQUIREMENT: 2 off street per unit  
 SIDE: 5 from PL REAR: 10 from PL  
 SPECIAL CONDITIONS: Drives ok per Eric  
 MAX. HEIGHT 35  
 MAX. COVERAGE OF LOT BY STRUCTURES 70%

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 [Signature] Date W/O # 21046 W/O # 21047

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>21048</u> # <u>21049</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/29/08</u>		

# PAULA LANE

ACCEPTED JAR *Paul Herbold*  
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

20'

SET BACK LINE



Drive

2927  
~~2935~~ D ROAD BLDG H

10'

10'

20'

SET BACK LINE

Drive

BLDG H

Drive

BLDG H

(FUTURE PROPERTY LINE)

Drive

BLDG H

SET BACK LINE

(FUTURE PROPERTY LINE)

(FUTURE PROPERTY LINE)

SET BACK LINE

Driveway OK  
per sign  
JUN 2/28/08

12'

SET BACK LINE

PROPERTY LINE

TRACT

TRACT A Drainage Easement

22' Utility Easement

PROPERTY LINE

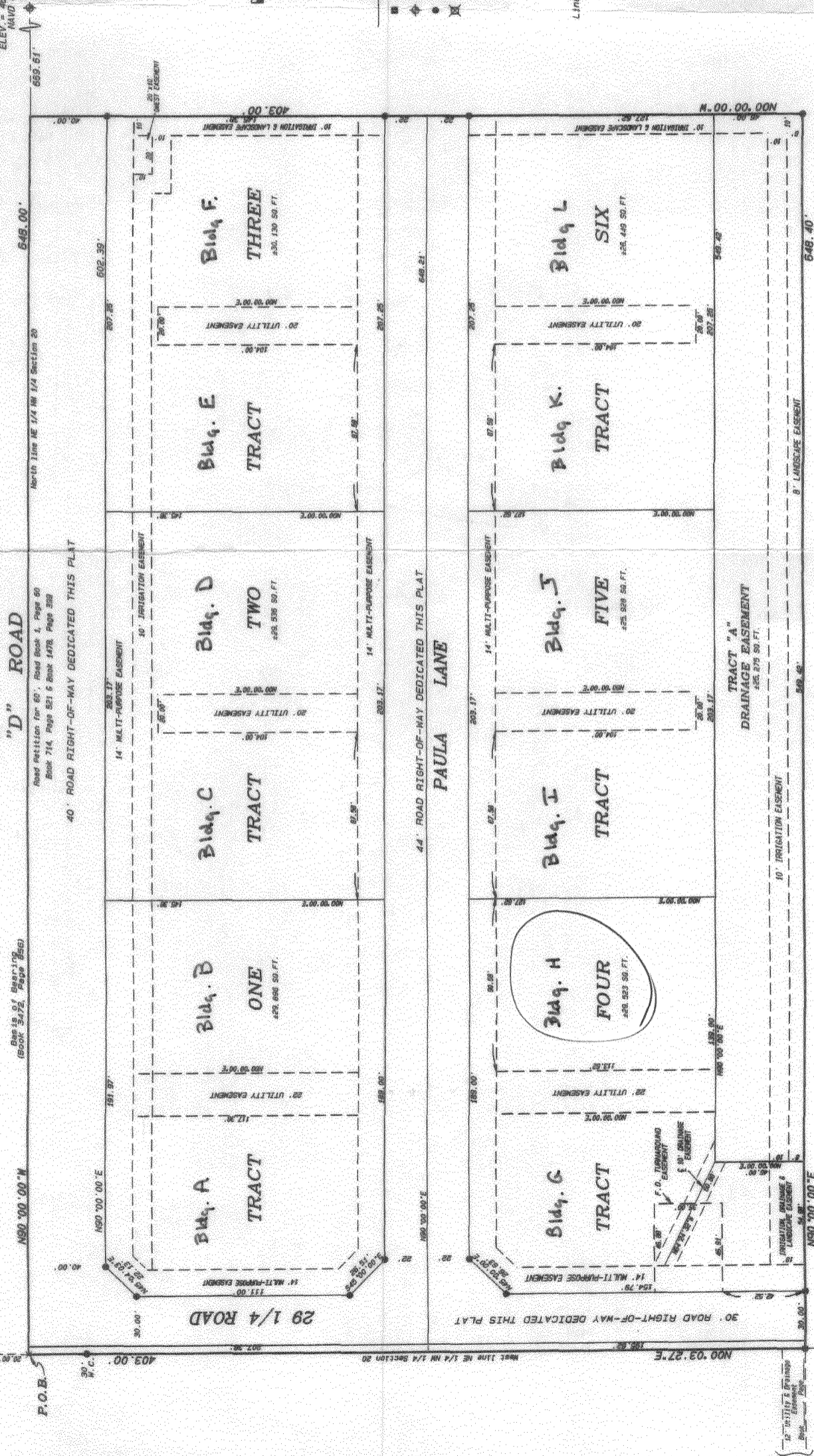
# WATER'S EDGE SUBDIVISION

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

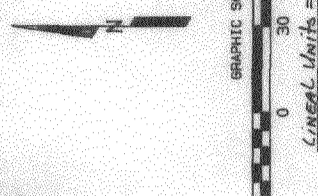
2927 D Road

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

NORTH 1/4  
SECTION 20  
T. 1S., R. 1E., U. N.  
N.C.S.M.  
RECORD 1614, 47  
MAY 07 89

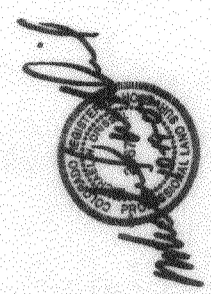


ACCEPTED *JAR*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



### LEGEND & ABBREVIATIONS

- FOUND 3 1/4" ALUMINUM CAP STAMPED "JOHNSON LS 16535"
  - 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.O. = Fire Department
  - SQ. FT. = Square Feet
  - CL = 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	= 3.94 AC. / 65.7%
TRACT A	= 0.59 AC. / 10.6%
TOTAL	= 6.00 AC. / 100%

NOTICE: According to Colorado law you must commence any legal action based upon any defect in the survey within three years after you first discover the error or defect. In no event shall the time for commencement of any such action be more than three years from the date of this certification/statement shown herein.

Designed By: S.L.H. Checked By: N.H.D. Job No. B30-04-01  
Survey By: TERRI MOORE Date: OCTOBER, 2007 Sheet 2 of 2