

FEE \$	10.00
TCP \$	1,500.00
SIF \$	298.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 654 Elizabeth Ct.
 Parcel No. 2947-152-38-019
 Subdivision Independence Heights
 Filing _____ Block 2 Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3736
 Sq. Ft. of Lot / Parcel 16,369
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5,580
 Height of Proposed Structure 24'6"

OWNER INFORMATION:

Name Joe & Marilyn Aieta
 Address 25 Twitchell St.
 City / State / Zip Wellesley, MA. 02482

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Serra Construction Inc.
 Address 2529 Grand Overlook Dr.
 City / State / Zip Grand Junction, CO 81503
 Telephone 243-3730

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Individual Grading Plan required</u>		
Voting District <u>A</u>	Driveway Location Approval <u>RAJ</u> (Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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 Signature [Signature] Date 2/19/05
 Department Approval NA [Signature] Date 2/22/05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7928</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/22/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

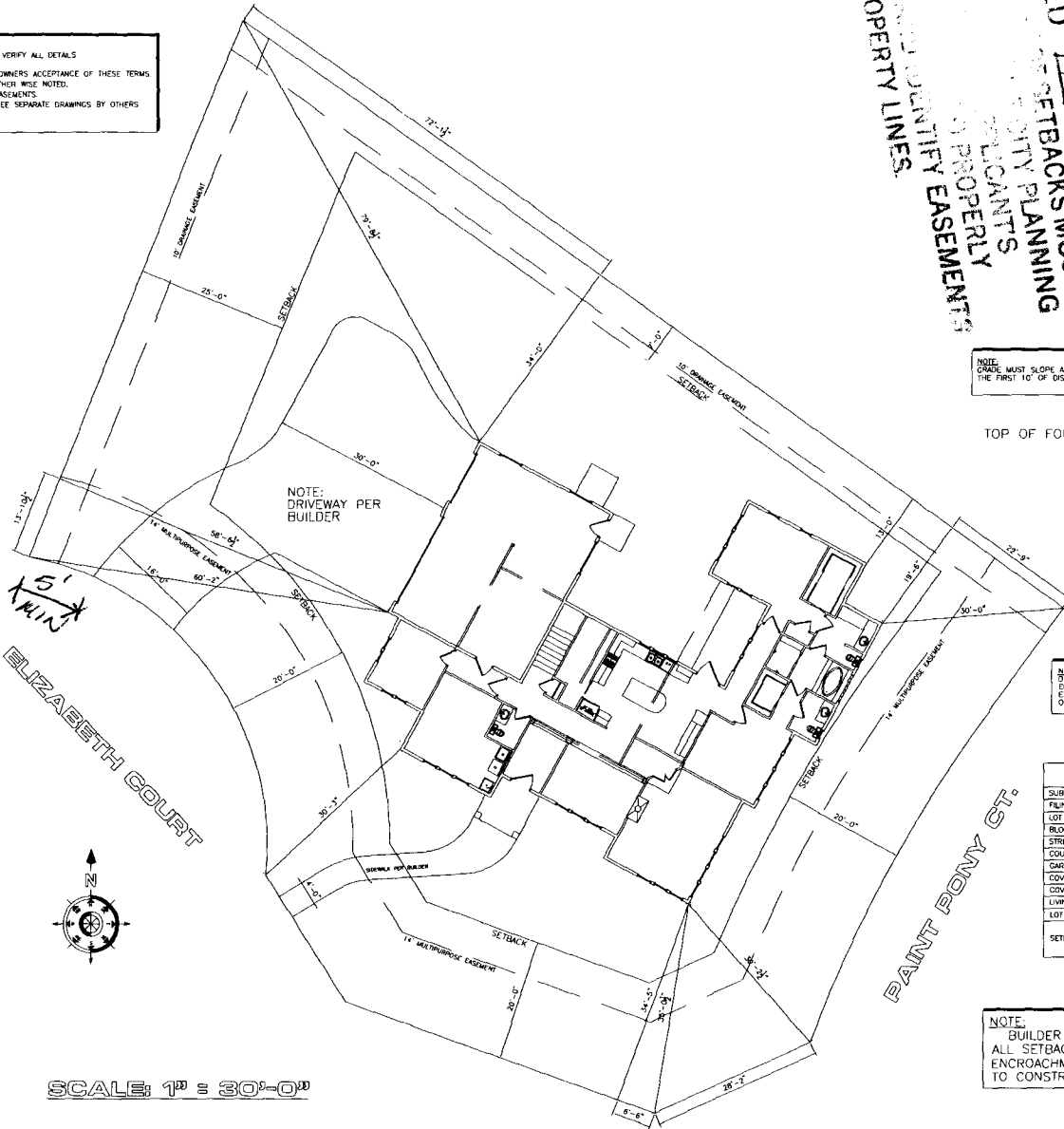
NOTICE:

- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDER OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
- ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
- THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

ACCEPTED
SETBACKS MUST BE
IDENTIFIED
AND PROPERTY LINES
LOCATED TO IDENTIFY EASEMENTS
AND PROPERTY LINES.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE TO LINE OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL PLANNING CODE.

TOP OF FOUNDATION=4644.30



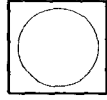
NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS DIMENSIONS WILL BE FROM EDGE OF FOUNDATION

SITE PLAN INFORMATION	
SUBDIVISION NAME	INDEPENDENCE HEIGHTS
FILING NUMBER	1
LOT NUMBER	14
BLOCK NUMBER	2
STREET ADDRESS	654 ELIZABETH COURT
COUNTY	MESA
GARAGE SQ. FT.	800 SF
COVERED ENTRY SQ. FT.	60 SF
COVERED PATIO SQ. FT.	90 SF
LIVING SQ. FT.	2436 SF
LOT SIZE	16,160 SF
FRONT 20'	
SIDES 7'	
REAR 7'	

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AutoDRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-8782



SERRA CONSTRUCTION
AIETA SITE PLAN

Drawn By:
AUTODRAFT
 REF. USE
 DATE:
 X-X-01
 SCALE:
 1/8" = 1'-0"
SHEET 6

*Print Done
 2-10-05*

SCALE: 1" = 30'-0"