

FEE \$ 10<sup>00</sup>  
 TCP \$ 2554<sup>00</sup>  
 SIF \$ 460<sup>00</sup>

**PLANNING CLEARANCE**

BLDG PERMIT NO. \_\_\_\_\_

(Single Family Residential and Accessory Structures)  
Community Development Department

Building Address 401 Allison Way  
 Parcel No. 2943-164-21-001  
 Subdivision River Run  
 Filing ~~\_\_\_\_\_~~ Block 1 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1174  
 Sq. Ft. of Lot / Parcel 5466 sqft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2132 sqft  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct  
 City / State / Zip Grand Jct Co 81605

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Grace Homes  
 Address 786 Valley Ct  
 City / State / Zip Grand Jct Co 81605  
 Telephone 248-8511

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: engineered foundation required  
4 parking spaces req'd off tracts (2 garage & 2 driveway)

OCT 09 2008

**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>R8</u>	Maximum coverage of lot by structures <u>70</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>4 spaces (2 garage &amp; 2 driveway)</u>		
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>engineered foundation required</u> <u>4 parking spaces req'd off tracts (2 garage &amp; 2 driveway)</u>		
Voting District <u>C</u> Driveway Location Approval <u>BB</u> (Engineer's Initials)	<u>-Flood plain certificate not required</u>		

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] for Grace Homes Date 10-6-08  
 Department Approval [Signature] Gayle Henderson Date 10/8/08

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 21242  
 Utility Accounting [Signature] Bensley Date 10/9/08

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)

# Site & Plan Information

## 401 Allison Way

Subdivision	River Run	
Plan Name	1174	
Filing Number	1	
Block Number	1	
Lot Number	1	
County	Mesa	
Setbacks Used	Front	20
	Side	5
	Rear	10

# Sqft Information

Living Sqft	1174
Garage Sqft	420
Lot Size	5,466 Sqft.

**Note:**  
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE PULLED FROM EDGE OF FOUNDATION.

- 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 AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
  - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
  - THIS PLAN HAS NOT BEEN ENGINEERED. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

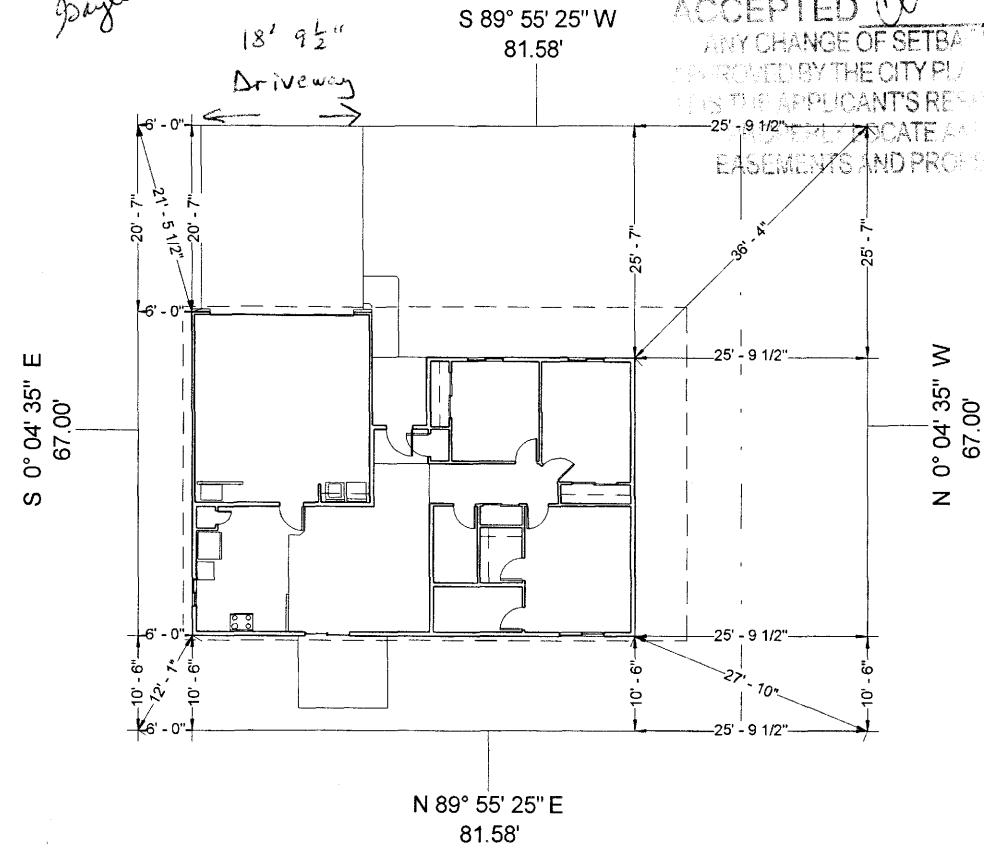
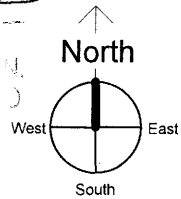
**NOTE:**  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

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

*Driveway OK  
Daylen Henderson*

**ACCEPTED**  
ANY CHANGE OF SETBACKS...  
APPROVED BY THE CITY PLANNING DEPARTMENT...  
THIS IS THE APPLICANT'S RESPONSIBILITY...  
EASEMENTS AND PROVISIONS...

*Daylen Henderson*



--- Setback Lines  
--- 14' Multi-Purpose Easement

### Flatwork Schedule

Room Name	Area
Covered Entry	50 SF
Driveway	374 SF
Patio	82 SF
Sidewalk	31 SF
	<b>538 SF</b>

1 Site Plan  
1" = 20'-0"