

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2784 Helena Ct
 Parcel No. 2945-244-45-012
 Subdivision Carrigoo Hills
 Filing 1 Block 1 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1473
 Sq. Ft. of Lot / Parcel 6266 Sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1808 Sq ft
 Height of Proposed Structure 25 ft

OWNER INFORMATION:

Name Charles B Baker
 Address 331 B Rd
 City / State / Zip CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name OMH
 Address 2482 Common Blvd
 City / State / Zip CO 81505
 Telephone 255-10520

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>PD</u> (Engineer's Initials)	Special Conditions _____	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 9-8-08
 Planning Approval PD [Signature] Date 9-8-08

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO _____	W/O No. <u>21188</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/8/08</u>		

9-8-08

ACCEPTED *Gayle Johnson*
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.

DESIGN DRAFTING

COMMERCIAL / RESIDENTIAL DESIGN DRAFTING 2422 COMMERCE BLVD. GRAND JUNCTION, COLORADO 81505 PH 970.255.5520 FAX 970.255.1811

MODEL - KEYSTONE 1473
TWO STORY - TWO CAR
FOR
GRAND MESA HOMES
2422 COMMERCE BLVD
GRAND JUNCTION, COLORADO 81505

CVR
OWNER: GRAND MESA HOMES
PROJECT: 2422 COMMERCE BLVD
DATE: 09-11-08
DRAWN BY: [Signature]
CHECKED BY: [Signature]

DO NOT SCALE DRAWINGS
DIMENSIONS TAKE PRECEDENCE

A RESIDENCE
BY
B & G BUILDERS

2784 HELENA COURT
LOT 12, BLOCK 1
CARRIAGE HILLS SUBDIVISION
GRAND JUNCTION, COLORADO

SYMBOLS

	Asphalt
	Earth
	Gravel
	Brick
	CMU - Concrete Masonry Units
	Plaster or stucco
	Steel
	Structural wood
	Finish wood
	Wood blocking
	Plywood
	Wood stud partition
	Rigid insulation
	Concrete

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

CODES

- 2006 INTERNATIONAL BUILDING CODE (IBC)
- 2006 INTERNATIONAL PLUMBING CODE (IPC)
- 2006 INTERNATIONAL MECHANICAL CODE (IMC)
- 2006 INTERNATIONAL FIRE CODE (IFC)
- 2006 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
- 2006 INTERNATIONAL FIRE CODE (IFC)
- 2005 NATIONAL ELECTRICAL CODE (NEC)
- 2003 ICC / ANS I AL71

REFERENCES

1. ALL WORK TO COMPLY WITH THE BC AND ALL LOCAL BUILDING CODES.
2. CHANGE TO LINDSAY BRIDGE FIRE INSULATION, 98-100R.
3. 2006 INTERNATIONAL MECHANICAL CODE (IMC).
4. EXIST AND GENERAL SPECIFICATIONS, 98-211.
5. LAYERS, 98-111.
6. FINISHES, 98-111.
7. FINISHES, 98-111.
8. FINISHES, 98-111.
9. FINISHES, 98-111.
10. FINISHES, 98-111.
11. FINISHES, 98-111.
12. FINISHES, 98-111.
13. FINISHES, 98-111.

SYMBOLS

- Door number
- Window number
- Building elevation
- Interior elevation
- Exterior elevation
- Section marker or sheet number

GENERAL NOTES

1. REFER TO THE PLAN OF CONSTRUCTION FOR CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
3. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND UTILITIES PRIOR TO CONSTRUCTION.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
5. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
11. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
12. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
13. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF GRAND JUNCTION, COLORADO, AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.

PROJECT TABULATION

OCCUPANCY TYPE: R-3 SINGLE FAMILY RESIDENCE

CONSTRUCTION TYPE: V-N

FINISHED AREAS:
1ST FLOOR = 929 SF
2ND FLOOR = 844 SF
TOTAL FINISHED SPACE = 1,773 SF

BAY WINDOW OPTION - EACH - 15 SF

UNFINISHED AREAS:
GARAGE = 495 SF
ATTIC = 1,146.67 SF

MAXIMUM ALLOWABLE BUILDING HEIGHT: 30'-0"

DRAWING INDEX

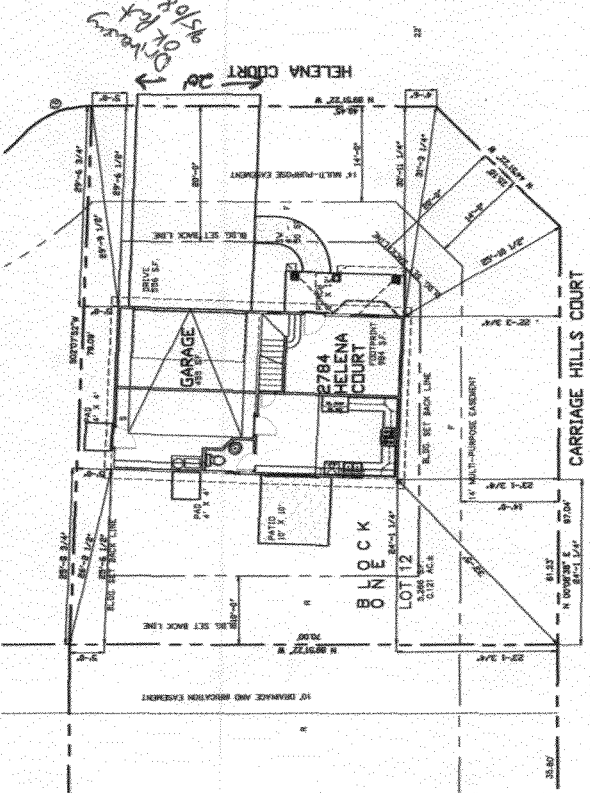
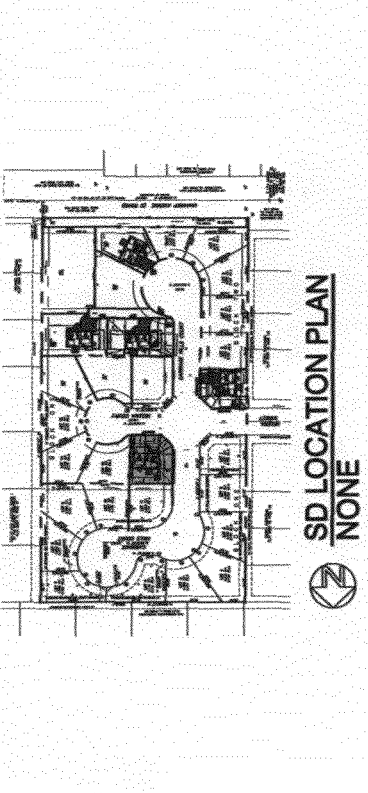
CVR SITE PLAN - COVER SHEET

A-1 FIRST FLOOR PLAN

A-2 SECOND FLOOR PLAN

A-3 EXTERIOR ELEVATIONS

A-4 ROOF PLAN & WALL SECTION & FLOOR PLAN OPTIONS



POST ALL PLANS AND PERMIT ON JOB SITE

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987

CALL 2- BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

2784 HELENA COURT
CARRIAGE HILLS SUBDIVISION
LOT 12, BLOCK 1
EASEMENTS AND PROPERTY LINES.
PROPERTY LOCATE AND IDENTIFY
IT IS THE APPLICANT'S RESPONSIBILITY TO
APPROVED BY THE CITY PLANNING DIVISION,
ANY CHANGE OF SETBACKS MUST BE
ACCEPTED BY THE CITY PLANNING DIVISION.
9-19-08
[Signature]

HELENA COURT



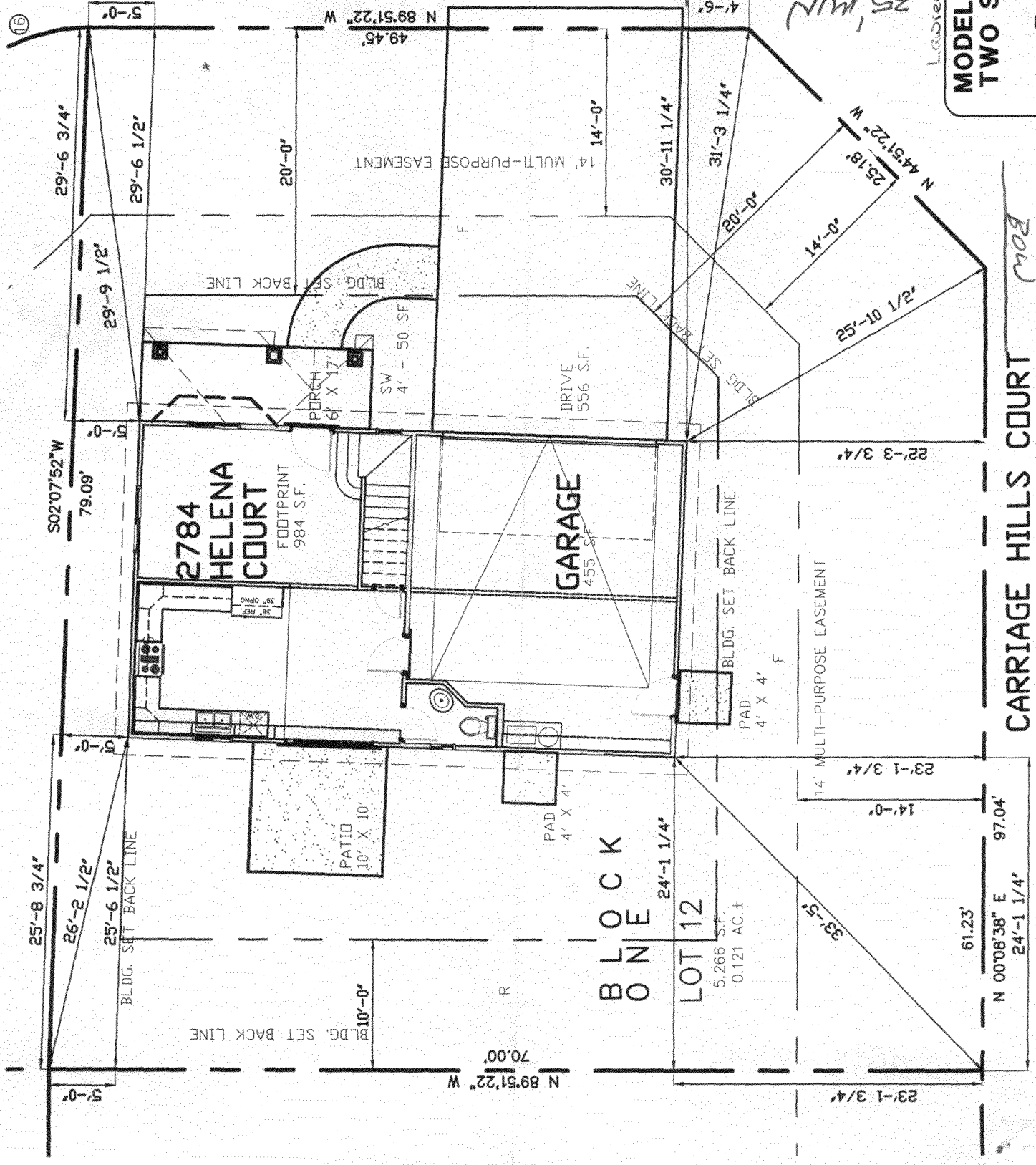
SITE PLAN
NO SCALE

REVISED 09-19-08
Labriente 234-2052

MODEL - KEYSTONE 1473
TWO STORY - TWO CAR

FOR
B & G BUILDERS

2422 COMMERCE BLVD
GRAND JUNCTION, COLORADO 81505



CARRIAGE HILLS COURT

N 00°08'38" E 97.04'
24'-1 1/4"

LIP