

DEFERRED FEES

PLANNING CLEARANCE

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

BLDG PERMIT NO.

MSP-2009-245

ZONING APPROVAL [X]

Table with 2 columns: Fee Name, Amount. Rows: FEE \$ 10.00, TCP \$ —, SIF \$ —

Building Address 2746 OLSOAV AVE

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-243-10-032

Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 6,000

Subdivision

Sq. Ft. of Lot / Parcel 1.044 acres

Filing Block Lot

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) .33 acres

Height of Proposed Structure less than 35'

OWNER INFORMATION:

Name 2746 OLSOAV AVE LLC

DESCRIPTION OF WORK & INTENDED USE:

Address 744 Centauri Dr

- Checkboxes for New Single Family Home, Interior Remodel, Addition, and Other (Group Home - 8-bed)

City / State / Zip GJ, CO 81506

APPLICANT INFORMATION:

Name Colorado West Development, LLC

*TYPE OF HOME PROPOSED:

Address 1015 N. 7th Street

- Checkboxes for Site Built, Manufactured Home (HUD), and Other

City / State / Zip GS, CO 81501

NOTES: Foundation Only Request

Telephone 970 270 9985

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 R-8

Maximum coverage of lot by structures 70%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES [X] NO

Side 5' from PL Rear 10' from PL

Floodplain Certificate Required: YES NO [X]

Maximum Height of Structure(s) 35'

Parking Requirement 3

Voting District E

Driveway Location Approval [Signature]

Special Conditions Foundation only

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 12/2/09 MAR 08 2010

Planning Approval [Signature] Date 12/3/09 DV

Additional water and/or sewer tap fee(s) are required: YES [X] NO W/O No. 21565

Utility Accounting [Signature] Date 12/3/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code) (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

DEFERRED FEES

LEGEND

PROPOSED

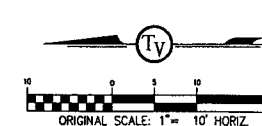
- BOUNDARY
- EDGE OF CONCRETE
- SETBACK
- CONCRETE

EXISTING

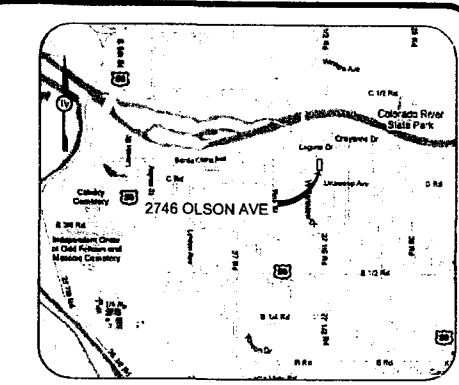
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT
- EASEMENT
- LOT LINE
- RIGHT-OF-WAY
- SETBACK
- SECTION LINE
- CHAIN LINK FENCE
- ELECTRIC UTILITY LINE
- OVERHEAD ELECTRIC UTILITY LINE

- G GAS LINE
- W WATER LINE
- IRRIGATION LINE
- SANITARY SEWER LINE
- SANITARY SEWER CLEANOUT
- UTILITY POLE
- ELECTRICAL TRANSFORMER
- WATER LINE VALVE
- FIRE HYDRANT
- WATER METER

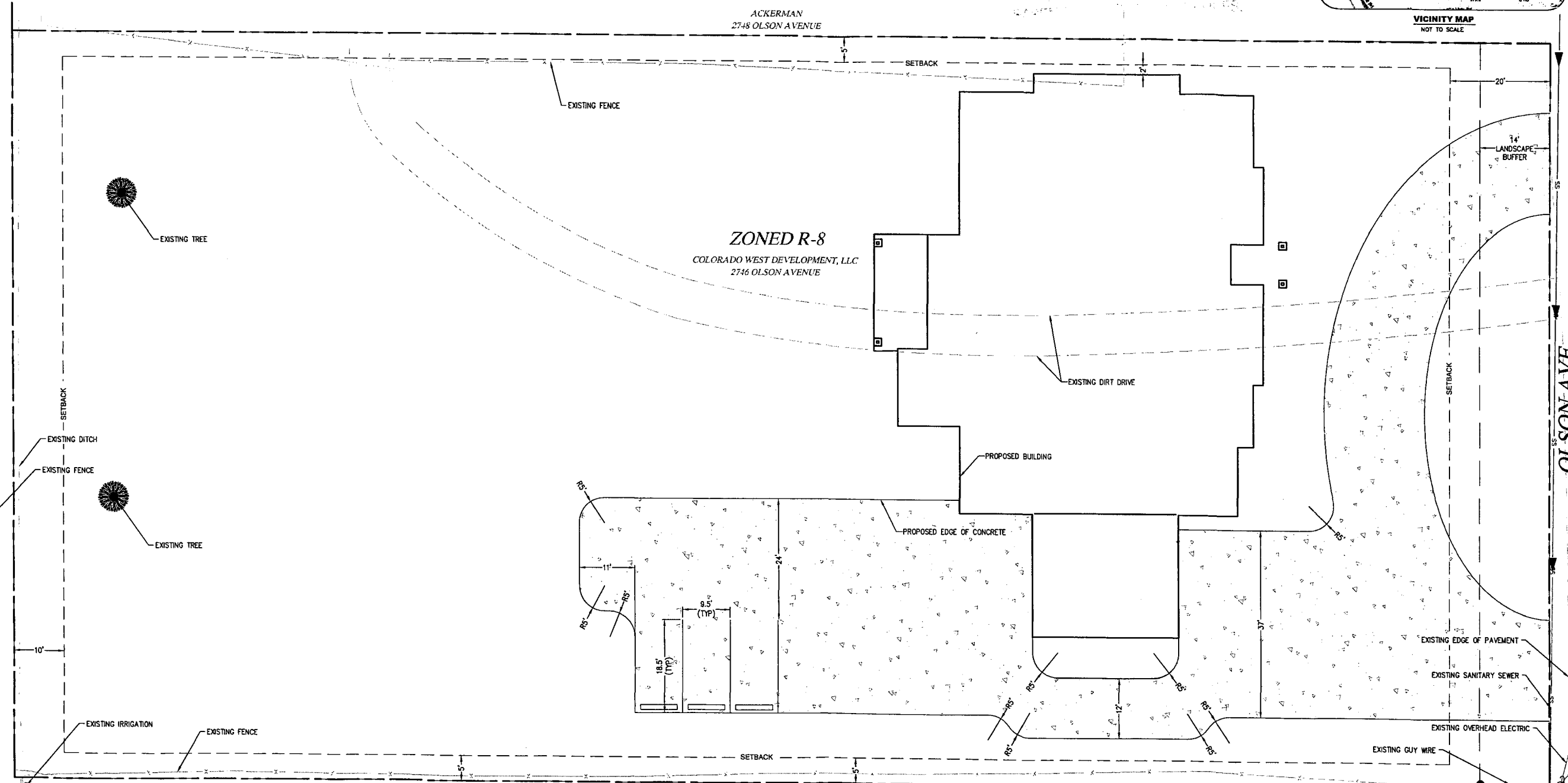
TERRAVISION CONSULTING, LLC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.



ACCEPTED SLC 12/3/09
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO VERIFY THE SETBACKS WITH THE CITY PLANNING DIVISION.

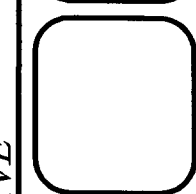


SCALE VERIFICATION
 DATE: 12/02/09
 DRAWN BY: JAL
 CHECKED BY: JAL
 DATE: 12/02/09



REVISIONS

NO.	DESCRIPTION	DATE	BY



TERRAVISION CONSULTING
 244 NORTH 7TH STREET, SUITE C
 GRAND JUNCTION, CO 81501
 970.242.1000

2746 OLSON AVE
 GROUP HOME
 PRELIMINARY SITE PLAN
 PREPARED BY: COLORADO WEST DEVELOPMENT, LLC

UTILITY VENDORS

UTILITY	VENDOR	PHONE
SANITARY SEWER	GRAND JUNCTION SEWER	970-244-1579
WATER	GRAND JUNCTION WATER	970-244-1579
IRRIGATION	ORCHARD MESA IRRIGATION DISTRICT	970-464-7885
GAS	XCEL	970-244-2693
ELECTRIC	XCEL	970-244-2693

LAND USE BREAKDOWN

LAND USE	ACRES	PERCENTAGE
BUILDING	0.14	13.46
ASPHALT AND CONCRETE	0.19	18.27
LANDSCAPING	0.71	68.27
TOTAL	1.04	100.00%

CITY OF GRAND JUNCTION APPROVAL BLOCK

CITY COMMUNITY DEVELOPMENT

DATE: _____

CITY OF GRAND JUNCTION APPROVAL BLOCK

CITY DEVELOPMENT ENGINEER

DATE: _____

DRAWN BY: JAL
 DESIGNED BY: JAL
 CHECKED BY: JAL
 DATE: 12/02/09
 SCALE: 1" = 10'
 SHEET NO: 1 of 1