

FEE \$	10
TCP \$	2,554
SIF \$	460

### PLANNING CLEARANCE

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

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

~~DEFERRED FEES~~

ZONING APPROVAL

Building Address 2451 Ajay Ave  
 Parcel No. 2945-041-54-009  
 Subdivision Halls Estate  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 9

~~FX1~~  
 No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 5068 sq ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2325  
 Height of Proposed Structure 17

#### OWNER INFORMATION:

Name Grace Homes  
 Address 786 Valley Court  
 City / State / Zip CO 81505

#### 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 CO 81505  
 Telephone 970-248-8525

#### \*TYPE OF HOME PROPOSED:

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

NOTES: \_\_\_\_\_

~~DEFERRED FEES~~  
**PAID**  
**NOV 16 2010**  
**AC**

**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  NO   
 Side 5 from PL Rear 10 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 40' Parking Requirement 2  
 Voting District B Driveway Location Approval \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

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 8-23-2010  
 Planning Approval [Signature] Date 8-24-2010

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 21758  
 Utility Accounting [Signature] Date 9/10/10

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 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 5068 sq ft.  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2355  
 Height of Proposed Structure 17

**OWNER INFORMATION:**

Name Grace Homes  
 Address 786 Valley Court  
 City / State / Zip HQ CO 81505

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

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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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>		
Voting District <u>B</u>	Driveway Location Approval _____	Special Conditions _____	
(Engineer's Initials)			

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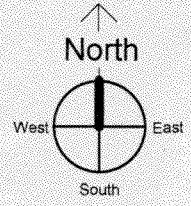
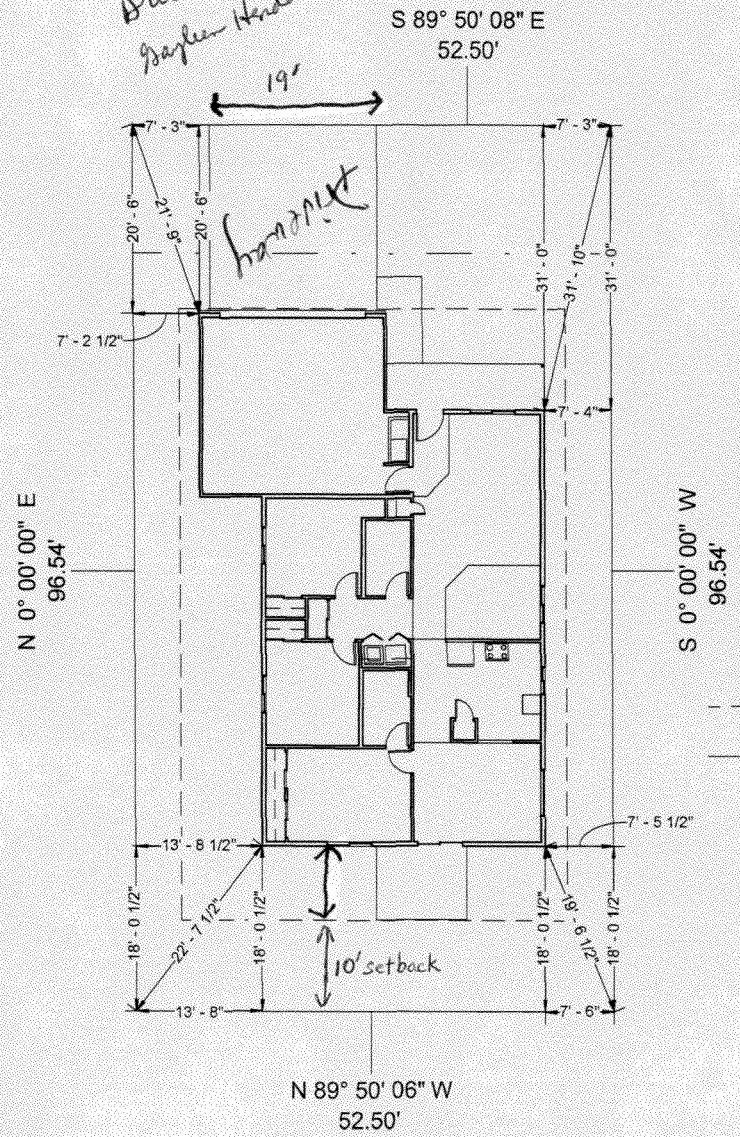
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Applicant Signature [Signature] Date 8-23-2010  
 Planning Approval [Signature] Date 8-24-2010

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21758</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/10/10</u>

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)

Driveway OK  
Gayleen Henderson



ACCEPTED *GH* 8/24/2010  
Gayleen Henderson  
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.

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

# Site & Plan Information

## 2451 Ajay Avenue

Subdivision	Halls Estates	
Plan Name	Mesa	
Filing Number	0	
Block Number	0	
Lot Number	9	
County	Mesa	
Setbacks Used	Front	20
	Side	5
	Rear	10

### Sqft Information

Living Sqft	1338
Garage Sqft	429
Lot Size	5,068 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.

Flatwork Schedule	
Room Name	Area

Covered Entry	92 SF
Driveway	371 SF
Patio	82 SF
Sidewalk	43 SF
	588 SF

1 Site Plan  
1" = 20'-0"