

PCR-2011-573

~~Deferred Fees~~

10-02727
BLDG PERMIT NO. 68480

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

PLANNING CLEARANCE

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

Zoning Approval

Building Address 2953 Ajay Ave #1505
 Parcel No. 2945-041-54-008
 Subdivision Halls Estates
 Filing 1 Block _____ Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1529
 Sq. Ft. of Lot / Parcel 4827
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2080 43%
 Height of Proposed Structure 17

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct
 City / State / Zip GJ 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 GJ CO 81505
 Telephone 970-523-5555

*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 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 <u>PD</u> (Engineer's Initials)	Special Conditions <u>FEES DEFERRED</u>

PAID
DEC 30 2010

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 Shonda Kewalyer Date 10-26-2010
 Planning Approval PD Douglas Henderson Date 11-3-10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>21809</u>
Utility Accounting <u>Other Power</u>	Date <u>11-29-10</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)

Site & Plan Information

2453 Ajay Ave.

Subdivision	Halls Estates
Plan Name	Gardena II
Filing Number	1
Block Number	0
Lot Number	8
County	Mesa
Setbacks Used	Front 20
	Side 5
	Rear 10

Sqft Information

Living Sqft	1184
Garage Sqft	345
Lot Size	4827

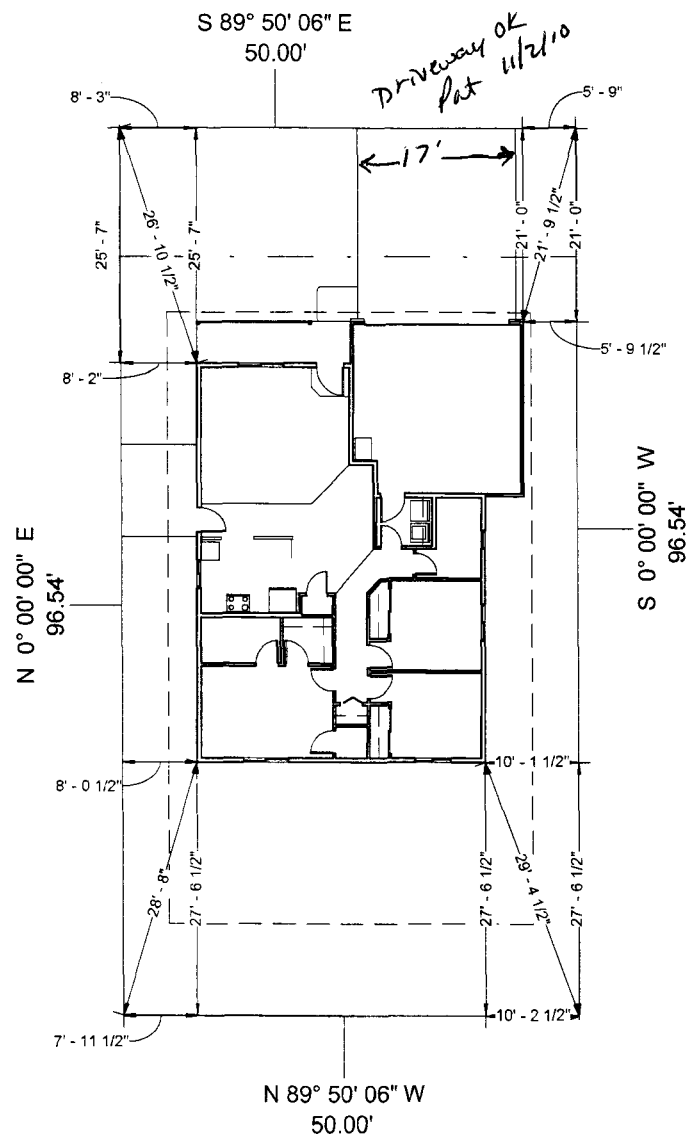
Note:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE PULLED FROM EDGE OF FOUNDATION.

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.



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

11-3-10
ACCEPTED *PD* *Boyer* *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.

Flatwork Schedule	
Room Name	Area

Driveway	370 SF
Patio	82 SF
Porch	82 SF
Sidewalk	17 SF

551 SF

① Site Plan
 1" = 20'-0"