

PLR-2011-575

~~Deferred Fees~~

10-03958  
BLDG PERMIT NO. 068483

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Zoning Approval

Building Address 2461 Ajay Ave 81505  
 Parcel No. 2945-041-54-004  
 Subdivision Halls Estates  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1767  
 Sq. Ft. of Lot / Parcel 4837  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2390 49%  
 Height of Proposed Structure 17'

#### OWNER INFORMATION:

Name Grace Homes  
 Address 786 Valley Ct  
 City / State / GT, 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 / GT 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</u>	Maximum coverage of lot by structures <u>70%</u>	<b>PAID</b> <b>DEC 30 2010</b> <b>AC</b>	
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>glt</u> (Engineer's Initials)	Special Conditions <u><del>FEES DEFERRED</del></u>		

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 11-18-10  
 Planning Approval [Signature] Date 11/23/10

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21808</u>
Utility Accounting <u>[Signature]</u>			Date <u>11-29-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# Site & Plan Information

## 2461 Ajay Ave.

Subdivision	Halls Estates	
Plan Name	Mesa	
Filing Number	1	
Block Number	0	
Lot Number	4	
County	Mesa	
Setbacks Used	Front	20
	Side	5
	Rear	10

### Sqft Information

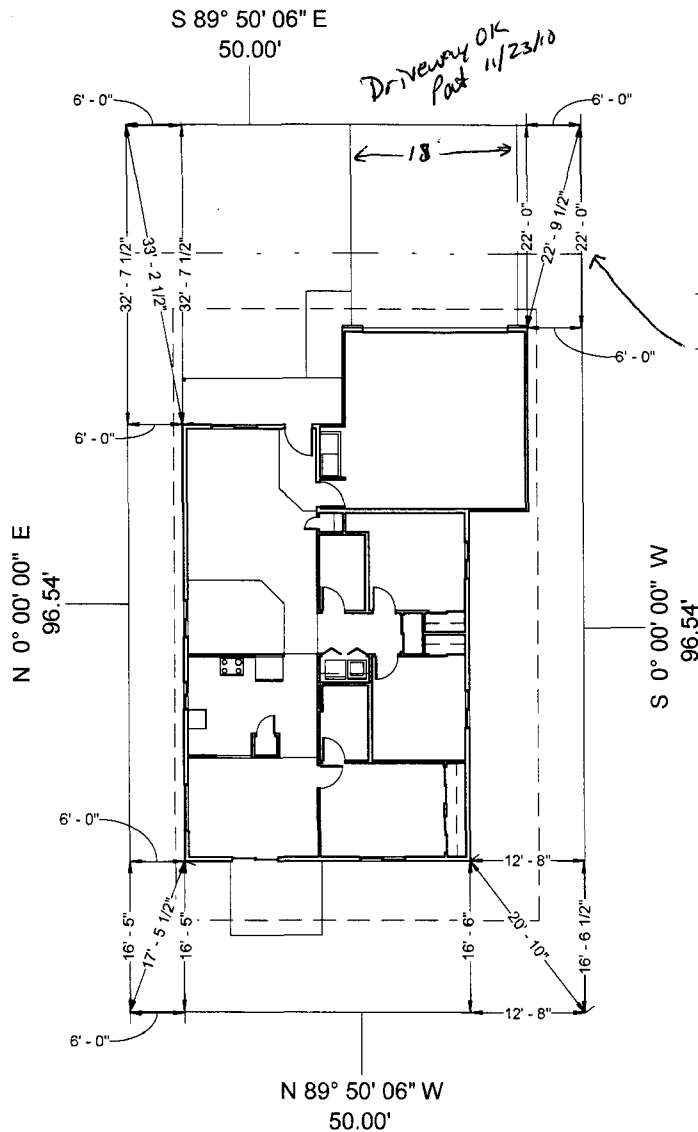
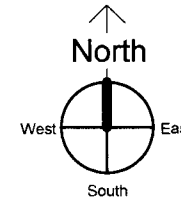
Living Sqft	1338
Garage Sqft	429
Lot Size	4,827

**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.**



ACCEPTED *B.H. Pat Dunge 11/23/10*  
 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 SETBACK LINES.

Flatwork Schedule	
Room Name	Area

Covered Entry	92 SF
Driveway	406 SF
Patio	82 SF
Sidewalk	43 SF
	<b>623 SF</b>

1 Site Plan  
1" = 20'-0"