

PCR-2011-476

~~DEFERRED FEES~~

10-02113

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

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

BLDG PERMIT NO. _____

ZONING APPROVAL

Building Address 2467 Ajay Ave
 Parcel No. 2945-041-54-001
 Subdivision Halls Estate
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 5069
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2069
 Height of Proposed Structure 17'

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip HQ. 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 HQ. CO 81505
 Telephone 970-248-8525

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (CBC)
 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 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 gid Special Conditions NO 10 709
 (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

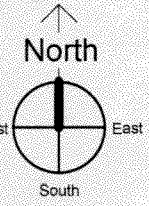
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21757
 Utility Accounting [Signature] Date 9/10/10

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
Gaylen Henderson

Gaylen Henderson
8-24-2010

ACCEPTED
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.



Site & Plan Information

2467 Ajay Ave.

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

Sqft Information

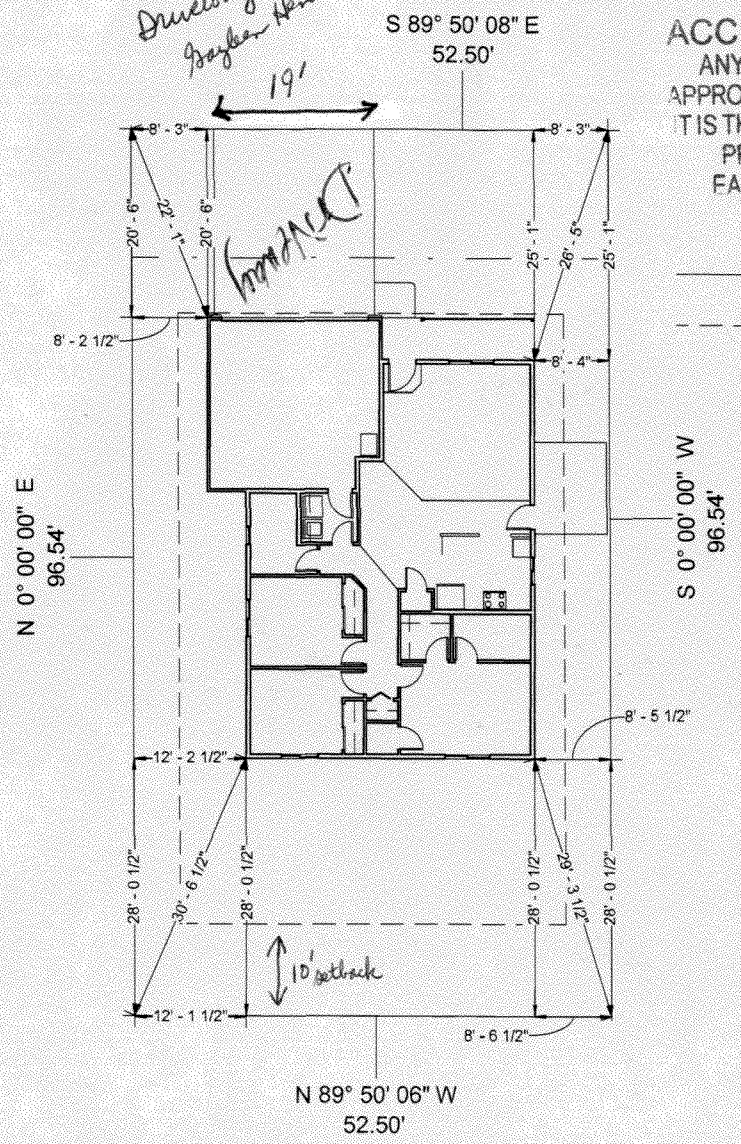
Living Sqft	1184
Garage Sqft	345
Lot Size	5,069 Sqft

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.



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

Flatwork Schedule	
Room Name	Area

Driveway	359 SF
Patio	82 SF
Porch	82 SF
Sidewalk	17 SF
	540 SF

1 Site Plan
1" = 20'-0"

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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>PAID</u>
Voting District <u>B</u> Driveway Location Approval <u>gld</u> (Engineer's Initials)	Special Conditions <u>NOV 18 2010</u>

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Utility Accounting <u>[Signature]</u>	Date <u>9/10/10</u>

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