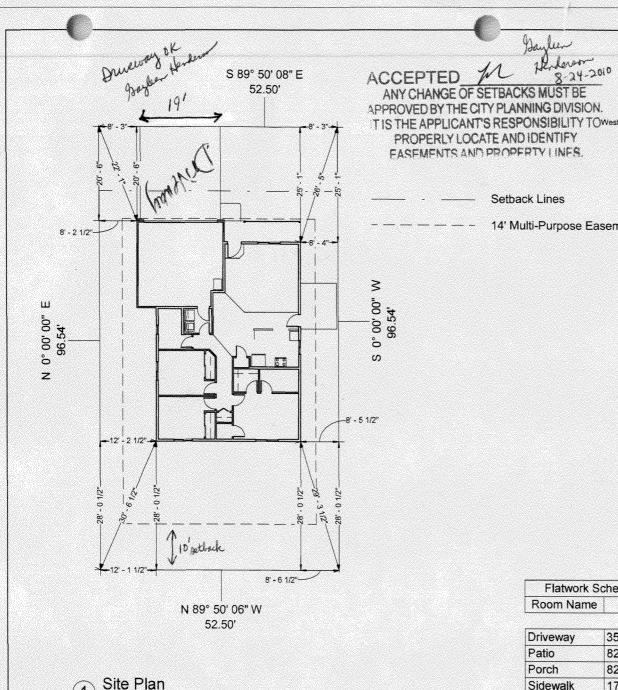
16R-2011-476 DEFERRED	FEES	10-02/13
FEE \$ 10 PLANNING CLEA		BLDG PERMIT NO.
TCP\$ 2,554 (Single Family Residential and A		
SIF\$ 460 Public Works & Plannii	ng Department	ZONING APPROVAL
Building Address 2467 ajay are	No. of Existing Bldgs _	No. Proposed
Parcel No. 6945-041-54-001	Sq. Ft. of Existing Bldg	s Sq. Ft. Proposed
Subdivision Halls Estate	Sq. Ft. of Lot / Parcel _	5069
Filing Block Lot/		ot by Structures & Impervious Surface osed)
OWNER INFORMATION:	Height of Proposed Str	ucture/7
Name Trace Hemes	DESCRIPTION OF \	WORK & INTENDED USE:
Address 186 Valley Cf.	New Single Famil	y Home (*check type below) Addition
City / State / Zip S. CO 81505	Other (please spe	
APPLICANT INFORMATION:	*TYPE OF HOME PI	
Name Mace Homes	Site Built Manufactured Ho	Manufactured Home (HD) D
1701 7/allers 11	Other (please spe	1.76
	F. P.	
$\sim 19(1)$		
City / State / Zip 1999 1999 1999 1999 1999 1999 1999 19	NOTES:	DEFFE
City / State / Zip 27.9 , CD 8/505 Telephone 970-348-8525	NOTES:	DEFFERED
Telephone 970-348-8525 REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e.	xisting & proposed stru	ecture location(s), parking, setbacks to all
Telephone 970 - 348-8525 REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all eproperty lines, ingress/egress to the property, driveway location	xisting & proposed stru n & width & all easemei	nts & rights-of-way which abut the parcel.
Telephone 970-348-8525 REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all exproperty lines, ingress/egress to the property, driveway location THIS SECTION TO BE COMP	xisting & proposed struing & width & all easement PLETED BY PLANNING	nts & rights-of-way which abut the parcel. G STAFF
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Utility Accounting Date Date 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)



1" = 20'-0"

F	latw	ork	Sch	iedu	ile	
Roc	m N	lam	e	Ar	ea	

North

South

Setback Lines

14' Multi-Purpose Easement

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

Site & Plan Information 2467 Ajay Ave.

Subdivision	Halls Estates
Plan Name	Gardena II
Filing Number	0
Block Number	0
Lot Number	1
County	Mesa
	Front 20
Setbacks Used	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:

 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
- 3. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
- 4. 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.

PCR-2011-476 DEELERED	#EES	10-02113
FEE \$ 10 PLANNING CLE		BLDG PERMIT NO.
TCP\$ 2,554 (Single Family Residential and		
SIF\$ 460 Public Works & Plan	ning Department	ZONING APPROVAL
Building Address 2467 ajay ave	/// (_ No. of Existing Bldgs _	No. Proposed
Parcel No. 3945-041-54-001	_ Sq. Ft. of Existing Bldgs	Sq. Ft. Proposed
Subdivision Halls Estate	_ Sq. Ft. of Lot / Parcel _	5069
Filing Block Lot/		by Structures & Impervious Surface sed)
OWNER INFORMATION:		icture /7/
Name Drace Hemes	DESCRIPTION OF V	VORK & INTENDED USE:
Address 186 Valley Cf.	New Single Family Interior Remodel Other (please spec	/ Home (*check type below) Addition
City / State / Zip	- Utilei (piedse spet	3119).
APPLICANT INFORMATION:	*TYPE OF HOME PF	ROPOSED:
Name Mace Homes	Site Built Manufactured Hor Other (please spec	• • •
Address // // // // // // Address	- Sinor (prodes spec	
City / State / Zip 21.505	NOTES:	DEEL
Telephone 970-248-8525		EREN
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