

E

PCR-2010-189

1000866

confirm 063491

PAID

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

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)

BLDG PERMIT NO. _____
OCT 07 2010 PCR-2010-189

Public Works & Planning Department

DEFERRED FEES ZONING

Building Address 403 Allison Way
Parcel No. 2943-164-21-002
Subdivision River Run
Filing _____ Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 6,403 sqft + 6056 sqft
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1970
Height of Proposed Structure 17'

OWNER INFORMATION:

Name Corace Homes
Address 786 Valley Ct
City / State / Zip CO, CO 81505

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Corace Homes
Address 786 Valley Ct
City / State / Zip CO, CO 81505
Telephone 970-248-8527

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (BC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 4 parking spaces req
(2 in garage ok)

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 2
Maximum Height of Structure(s) 40' Parking Requirement 4
Voting District C Driveway Location Approval AS Special Conditions Eng foundations req'd
(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 Elizabeth R. Barera Date 4/19/2010
Planning Approval PL Date 4/21/10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>21709</u>
Utility Accounting <u>CBensley</u>	Date <u>6/18/10</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

403 Allison Way

Subdivision	River Run
Plan Name	1098
Filing Number	1
Block Number	1
Lot Number	2
County	Mesa
Setbacks Used	Front 25
	Side 5
	Rear 20

Sqft Information

Living Sqft	1098
Garage Sqft	260
Lot Size	6,056 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:

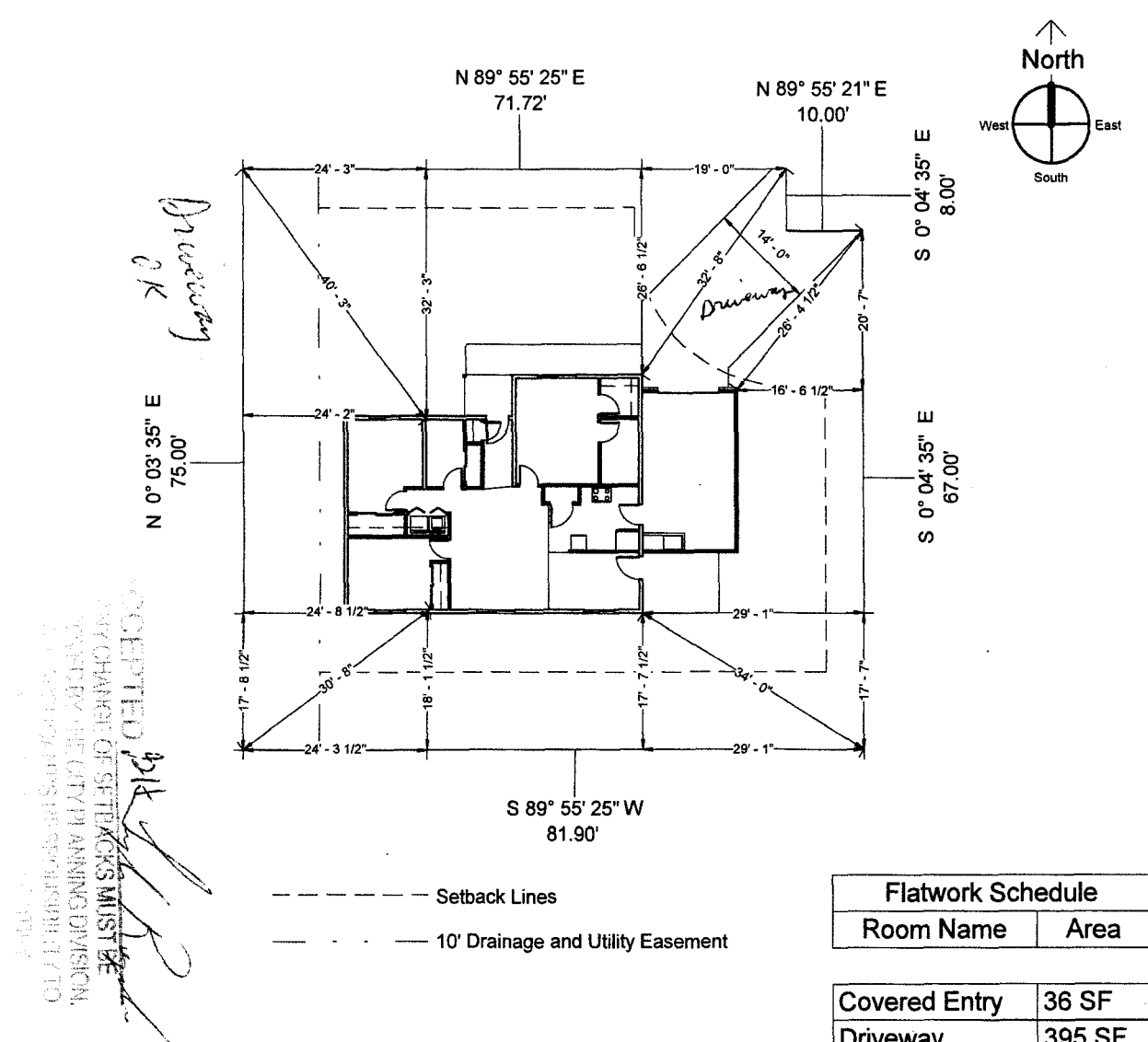
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
- THIS PLAN HAS NOT BEEN ENGINEERED. SEE SEPARATE 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	36 SF
Driveway	395 SF
Patio	83 SF
Sidewalk	97 SF
612 SF	

Driveway OK

ACCEPTED
 CITY CHIEF OF SETBACKS MUST BE
 SIGNED BY THE CITY PLANNING DIVISION
 11710
 11710

① Site Plan
1" = 20'-0"