

APL-2011-120

~~DELETED FEES~~

FEE \$ 10.00

TCP \$ 2554.00

SIF \$ 460.00

# PLANNING CLEARANCE

BLDG PERMIT NO. 10-00867

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

ZONING ~~X~~

Building Address 405 Allison Way No. of Existing Bldgs C No. Proposed 1  
 Parcel No. 2943-104-21-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1174  
 Subdivision River Bend Sq. Ft. of Lot / Parcel 5466 sq. ft.  
 Filing \_\_\_\_\_ Block 1 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0130 39' 06"  
 Height of Proposed Structure 17

### OWNER INFORMATION:

Name GRACE HOMES  
 Address 756 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 GRACE HOMES  
 Address 756 Valley Ct  
 City / State / Zip CO, CO 81505  
 Telephone 970-248-8525

### \*TYPE OF HOME PROPOSED:

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: 4 parking spaces req. (2 in garage etc)

**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 A4  
 Voting District C Driveway Location Approval SH (Engineer's Initials) Special Conditions Engineered Foundation Req'd

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 Monica Kuter Date 4/19/2010  
 Planning Approval SH Date 4/21/10

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 21744  
 Utility Accounting Done Date 8/17/10

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)

~~DELETED FEES~~

# Site & Plan Information

## 405 Allison Way

Subdivision	River Run
Plan Name	1174
Filing Number	1
Block Number	1
Lot Number	4
County	Mesa
Setbacks Used	Front 20
	Side 5
	Rear 10

# Sqft Information

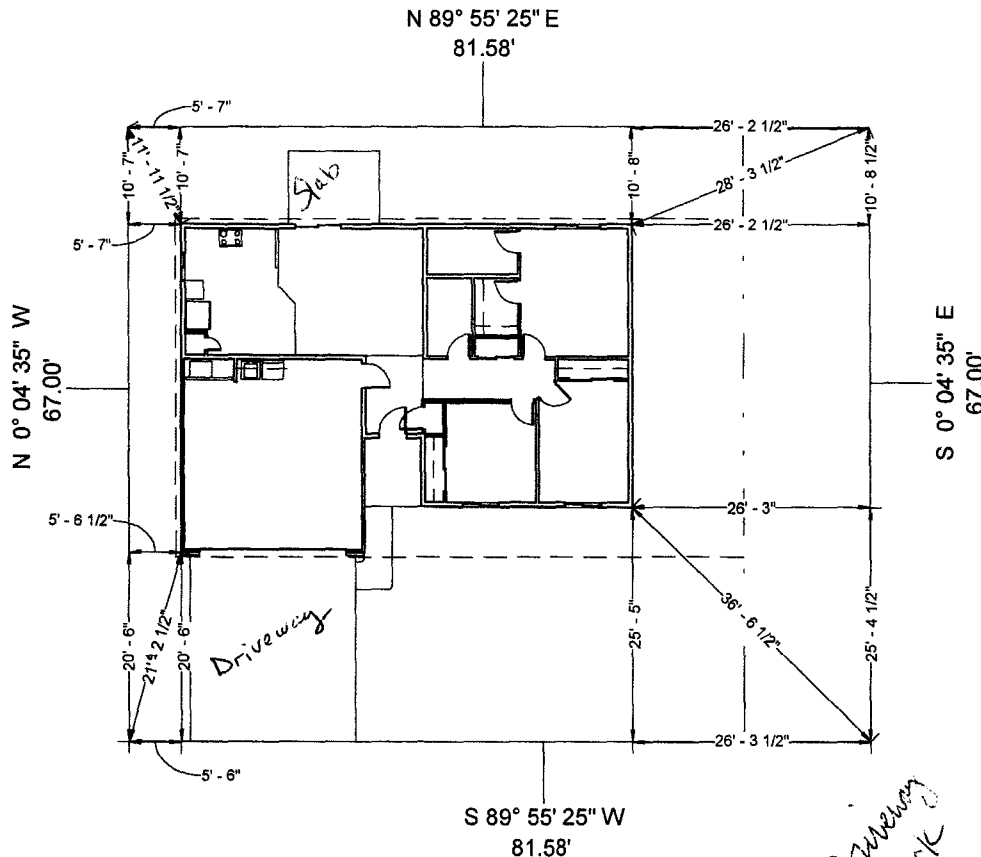
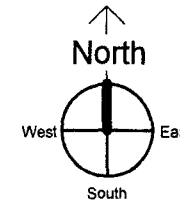
Living Sqft	1174
Garage Sqft	420
Lot Size	5,466 Sqft.

**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 Lines

ACCEPTED *[Signature]*  
 ARCHITECT OF RECORD  
 1000 S. GILBERT ST. SUITE 100  
 MESA, AZ 85204  
 (480) 964-1111

Flatwork Schedule	
Room Name	Area

Covered Entry	50 SF
Driveway	373 SF
Patio	82 SF
Sidewalk	31 SF
	536 SF

① Site Plan  
 1" = 20'-0"