

PCP-2010-177

~~7.00 fees yet~~

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

Building Address 2575 Fox Run
 Parcel No. 2701-344-32-006
 Subdivision Fox Run at the Estates
 Filing 2 Block 3 Lot 6

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4188.43
 Sq. Ft. of Lot / Parcel 30,927.6 31,058 (.71 acre)
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6975.32

OWNER INFORMATION:

Name Catherine Gaggini
 Address 2563 S. Corral Dr.
 City / State / Grand Jct., CO 81505

Height of Proposed Structure 20' 3 5/8" height

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name High Desert Homes, LLC
 Address 238 1/2 S. San Miguel Dr.
 City / State / Grand Jct., CO 81507
 Telephone 248.8072 / 314.1754

*TYPE OF HOME PROPOSED:

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

PAID

OCT 06 2010

NOTES: _____

RS

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-2
 SETBACKS: Front 20' from property line (PL)
 Side 15' from PL Rear 30' from PL
 Maximum Height of Structure(s) 35'
 Voting District "B" Driveway Location Approval Bit
 (Engineer's Initials)

Maximum coverage of lot by structures 30%
 Permanent Foundation Required: YES NO
 Floodplain Certificate Required: YES NO
 Parking Requirement 2
 Special Conditions Maximum Driveway width is 33'

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).

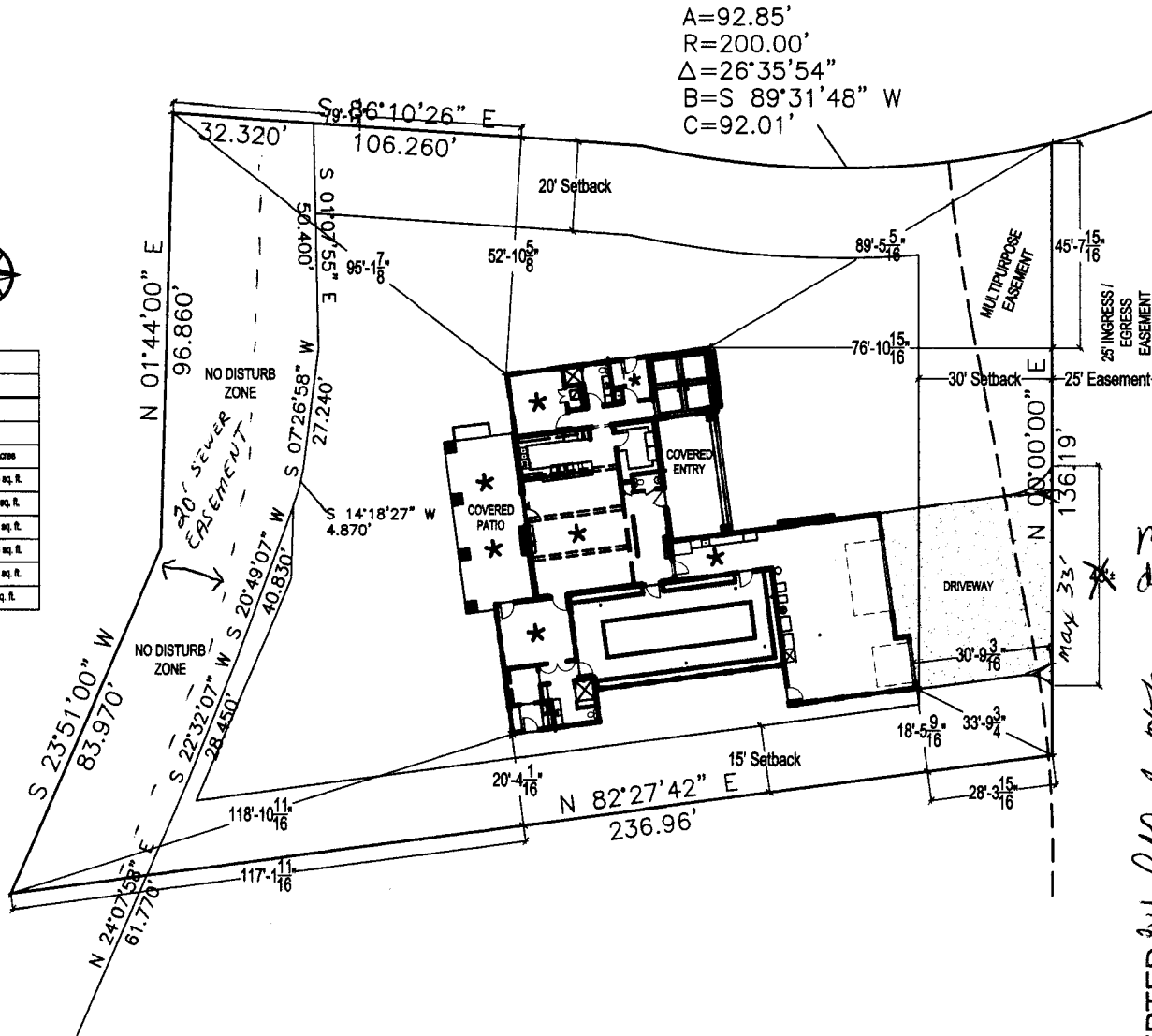
Applicant Signature Rachelle J. Hallett ^{High Desert Homes, LLC} Date 9/28/10
 Planning Approval Std. Pat Dunlap Date 10/5/10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21777

Utility Accounting [Signature] Date 10-6-10

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)

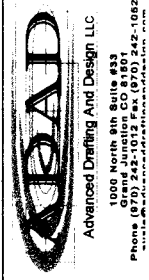
Fox Run at the Estates	
FILING	2
BLOCK	3
LOT NUMBER	6
LOT SIZE	0.71 Acres
LIVING AREA	2346.06 sq. ft.
LAP POOL AREA	884.05 sq. ft.
GARAGE	946.32 sq. ft.
TOTAL AREA	4188.43 sq. ft.
Covered Concrete Area	934.16 sq. ft.
Uncovered Concrete Area	--- sq. ft.



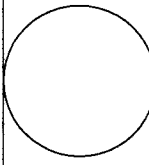
A=92.85'
R=200.00'
 $\Delta=26^{\circ}35'54''$
B=S 89°31'48" W
C=92.01'

maximum driveway width 33' by Ryan Henderson

ACCEPTED 3rd Plat No. 14570
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 SETBACKS.



Gaggini Residence r5
Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By	SJSR
KEY Date	9/28/10
Date	9/20/10
Scale	1" = 40'

Floor Plan
Sheet **C1**