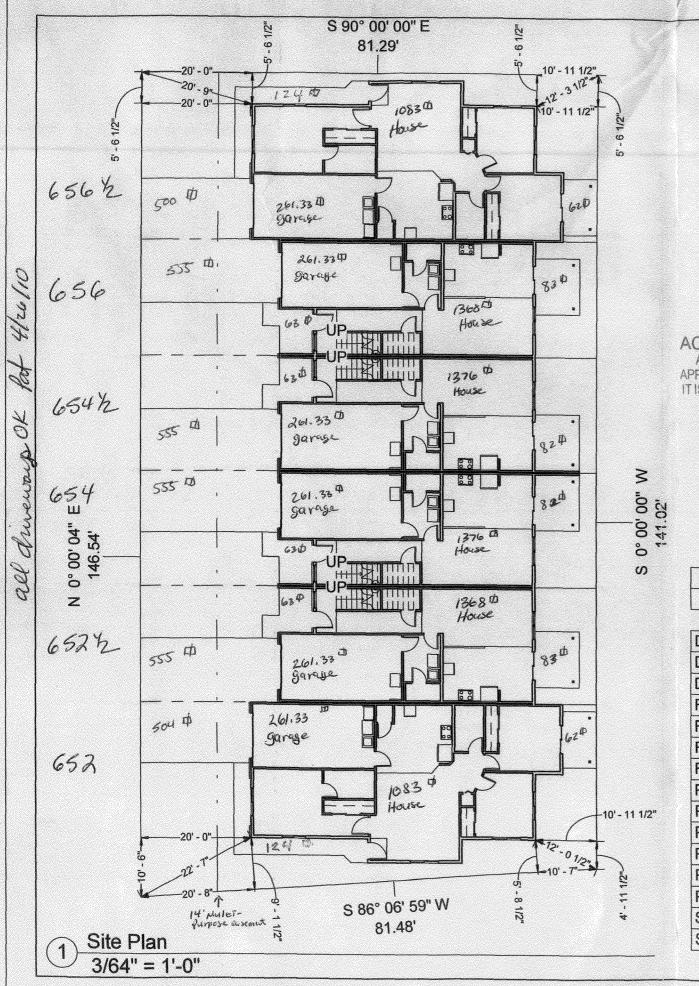
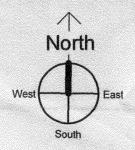
PCR-2011-491				06 St 55	
Planning \$ 1000	Drainage \$			Bldg Permit No. 10 - 00948	
TCP \$2554.00	School Impact \$	46000		File # PCR - 2011-491	
Inspection \$	GEF			ZONING X	
			EARANCE		
			nent, non-residen ss & <i>Planning L</i>	itial development) Department	
BUILDING ADDRESS 65	Seconi			2945.011-37-050	
SUBDIVISION 500	Lwillor	\sim ()	SQ. FT. OF EXISTING		
FILING BLK	LOT <u></u>	<u> </u>	SQ. FT. OF PROPOS	ED BLDG(S)/ADDITONS 1083	
OWNER TOLO VI	Homes alley C	ourt	CONSTRUCTION	GUNITS: BEFORE AFTER	
CITY/STATE/ZIPCT COM TO THE SISCE		81505	NO. OF BLDGS ON CONSTRUCTION	PARCEL: BEFORE AFTER	
APPLICANT TOCO HOMOS		l l	JSE OF ALL EXISTIN	vg BLDG(s) Attached Single	
ADDRESS Se Vallou C+			DESCRIPTION OF WORK & INTENDED USE TO CONTROL OF		
CITY/STATE/ZIP	8 - XSCV	$\frac{2}{2}$		Cross /	
TELEPHONE VI					
TELEPHONE	e outlined in the SS	ID (Submittal S	tandards for Improv	rements and Development) document.	
		•	tandards for Improv	mements and Development) document.	
Submittal requirements are		TION TO BE COMPLE	FED BY PLANNING STAFF		
Submittal requirements are Joting Dittud 'B" ZONE	from Property Lin	Line (PL) or	FED BY PLANNING STAFF	Drivewaylokation PD EENING REQUIRED: YES NO _X_	
Submittal requirements are Jotine District B" ZONE FO SETBACKS: FRONT: from center of ROW	THIS SECT	Le (PL) or F	ANDSCAPING/SCR	Drivewaylokation PD EENING REQUIRED: YES NO _X_	
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APPROVED BY THE CITY PLANNING DIVISION IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND DENTIFY FASEMENTS AND DROPERTY LIBER

Flatwork Sche	dule	
Room Name	Area	
Driveway - Left	500 SF ±	
Driveway - Middle	555 SE /	

Driveway - Left	500 SF ~
Driveway - Middle	555 SF V
Driveway - Right	504 SF 🗸
Front Porch & Sidewalk	63 SF 🗸
Front Porch & Sidewalk	63 SF 🗸
Front Porch & Sidewalk	63 SF 🗸
Front Porch & Sidewalk	63 SF 🗸
Patio	82 SF V
Patio	62 SF V
Patio	83 SF V
Patio	82 SF V
Patio	62 SF v
Patio	83 SF 🗸
Sidewalk	124 SF v
Sidewalk	124 SF 1
	2513 SF

Site & Plan Information

652 - 656.5 Serenity

Subdivision	Brookwillow	
Plan Name	Brookwillow 6-Plex	
Filing Number	3	
Block Number	0	
Lot Number	50.55	
County	Mesa	
	Front 1820 par	
Setbacks Used	Side 88 Eparter	
	Rear 28	

Sqft Information

Living Sqft	7873
Garage Sqft	1568 261.33 th //st
Lot Size	11688

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 ENCINEEDED. SEE SETMANTE.

- 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.

PCIL-2011-491				065955	
Planning \$ 10 ag	Drainage \$			Bldg Permit No. 10 - 00948	
TCP \$2554.00	School Impact \$	46000		File # PCR - 2011-491	
Inspection \$	DEFE	1. Police		ZUNING &	
			ARANCE	1 X(
	an review, multi-fami rand Junction <u>Pu</u>	blic Works	& Planning D	Department	
BUILDING ADDRESS 65	Sosonit	JLN TA	SCHEDULE NO.	2945.041-37.050	
SUBDIVISION	Kwillow) sa	FT. OF EXISTING	G BLDG(S)	
FILING BLK	ьот_5	<u>) </u>	FT. OF PROPOS	ED BLDG(S)/ADDITONS 1083	
OWNER TOLO V	Hemes alley Con		LTI-FAMILY: IO. OF DWELLING CONSTRUCTION	GUNITS: BEFORE AFTER	
CITY/STATE/ZIP	d Tot 8	ZICOS N	IO. OF BLDGS ON CONSTRUCTION	PARCEL: BEFOREAFTER	
APPLICANT TOCC	Homes	USI	E OF ALL EXISTIN	NG BLDG(S) PHTONO had Single	
ADDRESS Se Valloy CH		DES	DESCRIPTION OF WORK & INTENDED USE: CONTROL OF WORK & INTENDED		
CITY/STATE/ZIP	8 80 (12)		llo Car	exuction	
TELEPHONE Submittal requirements ar	e outlined in the SSID	(Submittal Stan	dards for Improv	rements and Development) document.	
Lotine Detuct "B"	THIS SECTION	TO BE COMPLETED	BY PLANNING STAFF	Divewantokation PD	
ZONE PD		LAN	IDSCAPING/SCR	EENING REQUIRED: YESNO _X_	
SETBACKS: FRONT:	from Property Line (W, whichever is greater		RKING REQUIREN	MENT:	
	REAR:	om PL FLO	ODPIAIN CERT	CATE REQUIRED: YESNO X	
MAX. HEIGHT	(1 % C	SPE	CIAL CON MAN ON	IS: D	
MAX. COVERAGE OF LOT BY S	STRUCTURES			8240	
Modifications to this Planning Cle authorized by this application can by the Building Department (Sect prior to issuance of a Planning C Certificate of Occupancy. Any replacement of any vegetation macode.	earance must be approve not be occupied until a fin- tion 307, Uniform Buildin learance. All other requi landscaping required by aterials that die or are in a	ed, in writing, by t al inspection has g Code). Requir ired site improve this permit sha an unhealthy con	he Public Works & been completed a ed improvements must be eell be maintained idition is required by	Planning Department Director. The structure and a Certificate of Occupancy has been issued in the public right-of-way must be guaranteed impleted or guaranteed prior to issuance of a n an acceptable and healthy condition. The y the Grand Junction Zoning and Development	
Four (4) sets of final construction stamped set must be available or	drawings must be submit n the job site at all times.	ted and stamped	by City Engineerin	g prior to issuing the Planning Clearance. One	
	hjch apply to the project.	I understand th		to comply with any and all codes, ordinances, shall result in legal action, which may include	
laws, regulations, or restrictions	hjch apply to the project.	I understand th			
laws, regulations, or restrictions but not necessarily be limited to	hjch apply to the project.	I understand th	at failure to comply		
laws, regulations, or restrictions but not necessarily be limited to respect to the Applicant's Signature 1	which apply to the project. non-use of the building(s when the building is the building is the building is the building in t	I understand th	at failure to comply	shall result in legal action, which may include pate 13-2010	
laws, regulations, or restrictions but not necessarily be limited to respond to the Applicant's Signature Planning Approval	which apply to the project. non-use of the building(s when the building is the building is the building is the building in t	l understand th	at failure to comply	Shall result in legal action, which may include Date $43-2010$	

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

(Goldenrod: Utility Accounting)