

PCR-2011-504

065963

Planning \$ <u>10⁰⁰</u>	Drainage \$
TCP \$ <u>2554.00</u> 1117.00	School Impact \$ <u>460⁰⁰</u>
Inspection \$	

Bldg Permit No. <u>10-00951</u>
File # <u>PCR-2011-504</u>

~~APPROVED FOR~~ ZONING
PLANNING CLEARANCE



(site plan review, multi-family development, non-residential development)

Grand Junction Public Works & Planning Department

BUILDING ADDRESS 656 Serenity
 SUBDIVISION Brookwillow
 FILING 3 BLK _____ LOT 54
 OWNER Grace Homes
 ADDRESS 780 Valley Ct.
 CITY/STATE/ZIP G.J. CO 81505
 APPLICANT Grace Homes
 ADDRESS 780 Valley Ct
 CITY/STATE/ZIP G.J. CO 81505
 TELEPHONE 248-8500

TAX SCHEDULE NO. 2945-041-37-054
 SQ. FT. OF EXISTING BLDG(S) _____
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 1368
 MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 0 AFTER 6
 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 0 AFTER 1
 CONSTRUCTION
 USE OF ALL EXISTING BLDG(S) Attached Single Family
 DESCRIPTION OF WORK & INTENDED USE: townhome New Construction

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

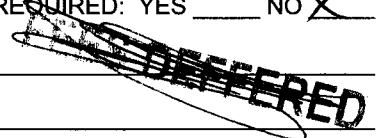
Voting District "B"

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

Driveway Location PD

ZONE PD
 SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater
 SIDE: _____ from PL REAR: _____ from PL
 MAX. HEIGHT _____
 MAX. COVERAGE OF LOT BY STRUCTURES _____

LANDSCAPING/SCREENING REQUIRED: YES _____ NO X
 PARKING REQUIREMENT: 2
 FLOODPLAIN CERTIFICATE REQUIRED: YES _____ NO X
 SPECIAL CONDITIONS: _____



Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 4-23-2010
 Planning Approval [Signature] Date 5-3-10

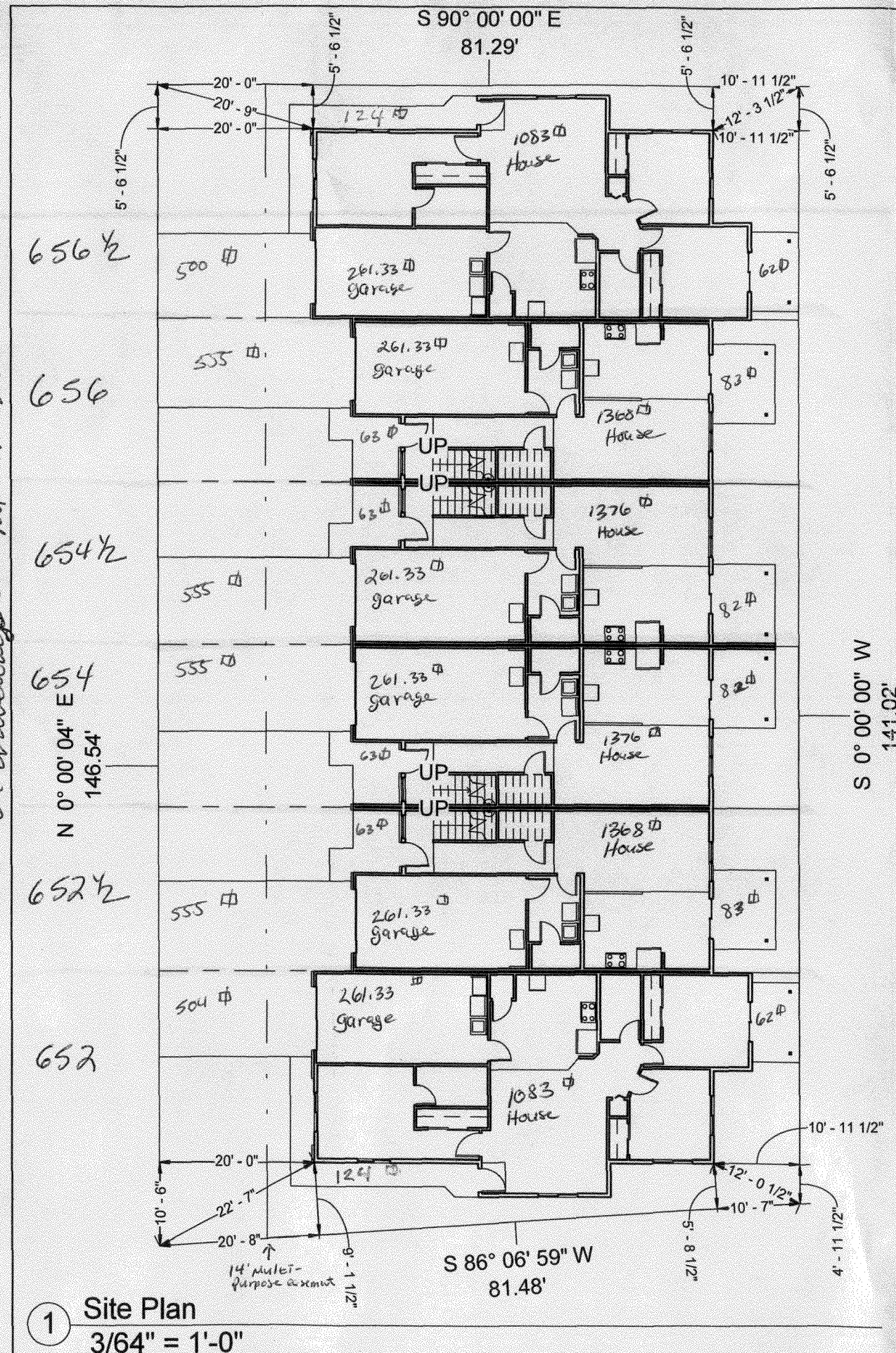
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21669</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/4/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

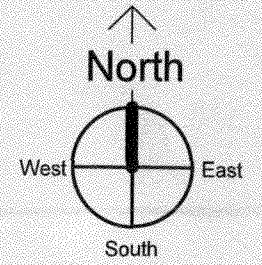
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

656 - Serenity

all driveway OK per 4/26/10



1 Site Plan
3/64" = 1'-0"



ACCEPTED PD *5-3-10*
Bayler Henderson
 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 PROPERTY LINES.

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
Setbacks Used	Front <i>18' 20"</i>
	Side <i>8' 0"</i>
	Rear <i>28'</i>

Per Plan for Leri Bowers

Sqft Information

Living Sqft	7873
Garage Sqft	1568 <i>261.33/lot</i>
Lot Size	11688

Flatwork Schedule	
Room Name	Area
Driveway - Left	500 SF ✓
Driveway - Middle	555 SF ✓
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 ✓
Patio	62 SF ✓
Patio	83 SF ✓
Patio	82 SF ✓
Patio	62 SF ✓
Patio	83 SF ✓
Sidewalk	124 SF ✓
Sidewalk	124 SF ✓
2513 SF	

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.