

FEE \$	10 ⁰⁰
TCP \$	254 ⁰⁰
SIF \$	460 ⁰⁰

DEFERRED FEES PLANNING CLEARANCE

BLDG PERMIT NO. _____
 PER - 2011-515
 ZONING

(Single Family Residential and Accessory Structures) →
Public Works & Planning Department

Building Address 663 Serenity Ct
 Parcel No. 2945-041-37-001
 Subdivision BROOKWILLOW VILLAGE
 Filing III Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1879
 Sq. Ft. of Lot / Parcel 3720 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2488 sq ft
 Height of Proposed Structure 32'

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct
 City / State / GT 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 786 Valley Ct
 City / State / GT CO 81505
 Telephone 970-523-5555

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

NOTES: _____

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 <u>PD (underlying R-8)</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>20/25</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>0/3</u> from PL Rear <u>0/5</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>30'</u>	Parking Requirement <u>2</u>
Voting District <u>B</u> Driveway Location Approval <u>PD</u>	Special Conditions _____
(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 [Signature] Date 12-30-10
 Planning Approval PD [Signature] Date 1/10/11

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21827</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-11-11</u>		

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)

Site & Plan Information

663 Serenity Ct.

Subdivision	Brookwillow	
Plan Name	Artemis	
Filing Number	2	
Block Number	0	
Lot Number	1	
County	Mesa	
Setbacks Used	Front	20
	Side	5
	Rear	15/10

Sqft Information

Living Sqft	1480
Garage Sqft	399
Lot Size	3720 Sqft

Note:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE PULLED FROM EDGE OF FOUNDATION.

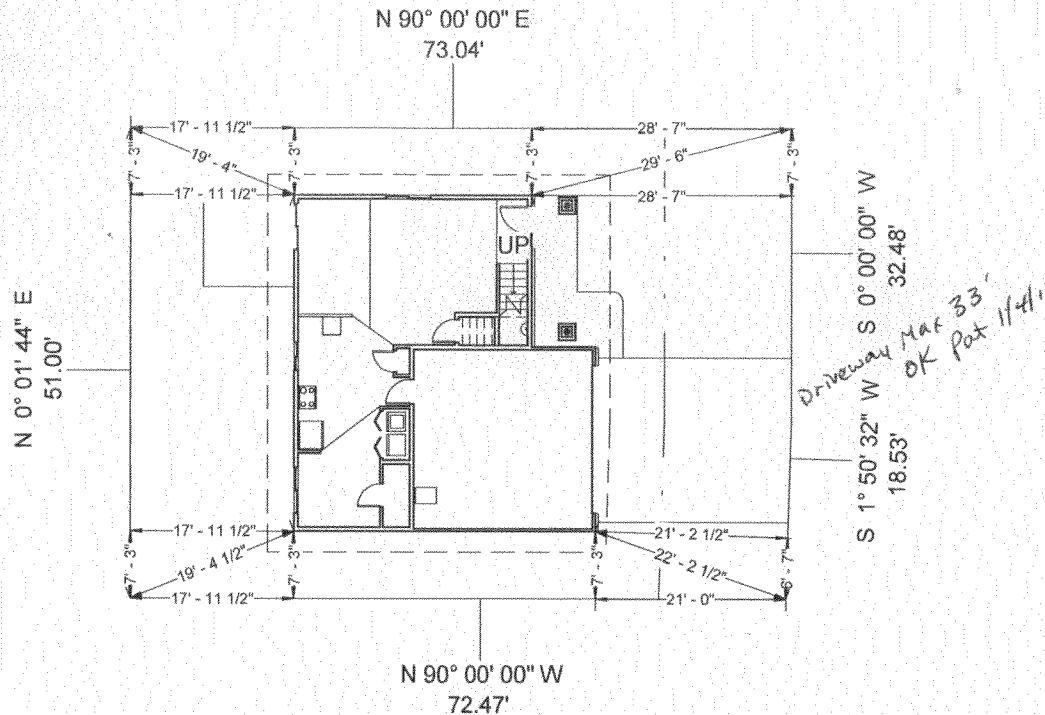
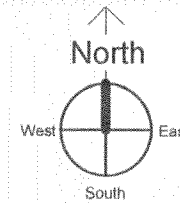
NOTICE:

- 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

Flatwork Schedule

Room Name	Area
Driveway	386 SF
Patio	102 SF
Porch	120 SF
	609 SF

ACCEPTED *[Signature]*
 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.

① Site Plan
 1" = 20'-0"

SSV RPT 36114

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