

Deferred Fees PER-2011-478 ✓ CO# 066-700

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

PLANNING CLEARANCE

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

BLDG PERMIT NO. 10-022805
Zoning Approval

Building Address 6625 Serenity Ct
 Parcel No. 2945-041-31-002
 Subdivision BROOKWILLOW TA
 Filing III Block _____ Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1913
 Sq. Ft. of Lot / Parcel 3396
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3778
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct
 City / State / Zip GS, 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 / Zip GS CO 81505
 Telephone 970-248 8525

*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</u>	Maximum coverage of lot by structures <u>N/A</u>
SETBACKS: Front <u>20'</u> ^{garage setback} from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u>
Voting District <u>B</u> Driveway Location Approval <u>glt</u> (Engineer's Initials)	Special Conditions _____

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 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 Rhonda Kenabel Date 9-15-10
 Planning Approval glt Supria Ray Date 9-15-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>217604</u>
Utility Accounting <u>glt</u>	Date <u>9/29/10</u>

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)

FEE DELETED
9/15/10

FEE DELETED

Site & Plan Information

665 Serenity Ct.

Subdivision	Brookwillow	
Plan Name	Bedrock	
Filing Number	3	
Block Number	0	
Lot Number	2	
County	Mesa	
Setbacks Used	Front	20
	Side	5
	Rear	15

Sqft Information

Living Sqft	1544
Garage Sqft	369
Lot Size	3,396 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:

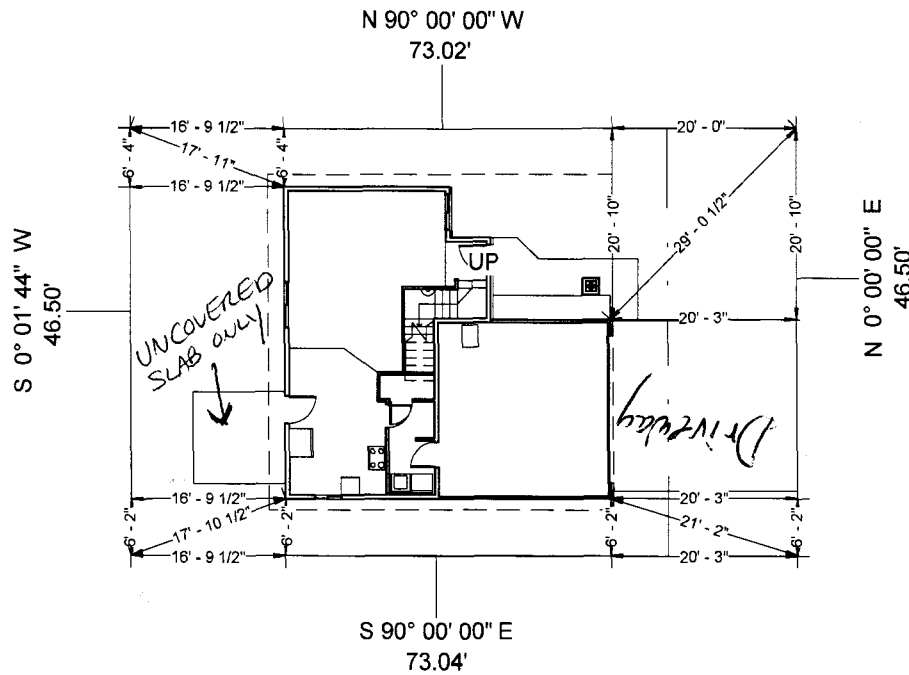
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
- THIS PLAN HAS NOT BEEN ENGINEERED. SEE SEPARATE 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

9-15-10
 ACCEPTED BY City Planning Division
 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 SETBACK LINES.

Flatwork Schedule	
Room Name	Area

Driveway	378 SF
Patio	102 SF
Porch	84 SF
	565 SF

① Site Plan
 1" = 20'-0"

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Public Works & Planning Department

BLDG PERMIT NO. 10-02280

Zoning Approval

Sept 35821

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 Subdivision BROOKWILLOW TA
 Filing III Block _____ Lot 2

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 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1913
 Sq. Ft. of Lot / Parcel 3396
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3770
 Height of Proposed Structure 23'

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Applicant Signature [Signature] Date 9-15-10

Planning Approval GH [Signature] Date 9-15-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 217604

Utility Accounting [Signature] Date 9/29/10

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)

FEE'S DELETED
PERMITTED
03
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FEE'S DELETED