

PR-2011-479
 FEE \$ 10.00
 TCP \$ 2554.00
 SIF \$ 460.00

Deferred Fees
PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

✓ CO# 066-161
 BLDG PERMIT NO. 10-02285
 Zoning Approval

Building Address 668 Serenity Ct
 Parcel No. 2945-041-37-012
 Subdivision Brockwillow III
 Filing III Block _____ Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1764
 Sq. Ft. of Lot / Parcel 4931
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3411 sq ft
 Height of Proposed Structure 22'

OWNER INFORMATION:

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

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

NOTES: _____
FEES DEFERRED

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 PD Maximum coverage of lot by structures N/A
 SETBACKS: Front 20' garage setback from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5 from PL Rear 15 from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 40' Parking Requirement 2
 Voting District B Driveway Location Approval git 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 Khondak Kowalchuk Date 8-25-2010
 Planning Approval git Date 9-15-10

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21765
 Utility Accounting 0 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)

Site & Plan Information

668 Serenity Ct.

Subdivision	Brookwillow
Plan Name	Monument
Filing Number	3
Block Number	0
Lot Number	12
County	Mesa
Setbacks Used	Front 20
	Side 5
	Rear 15

Sqft Information

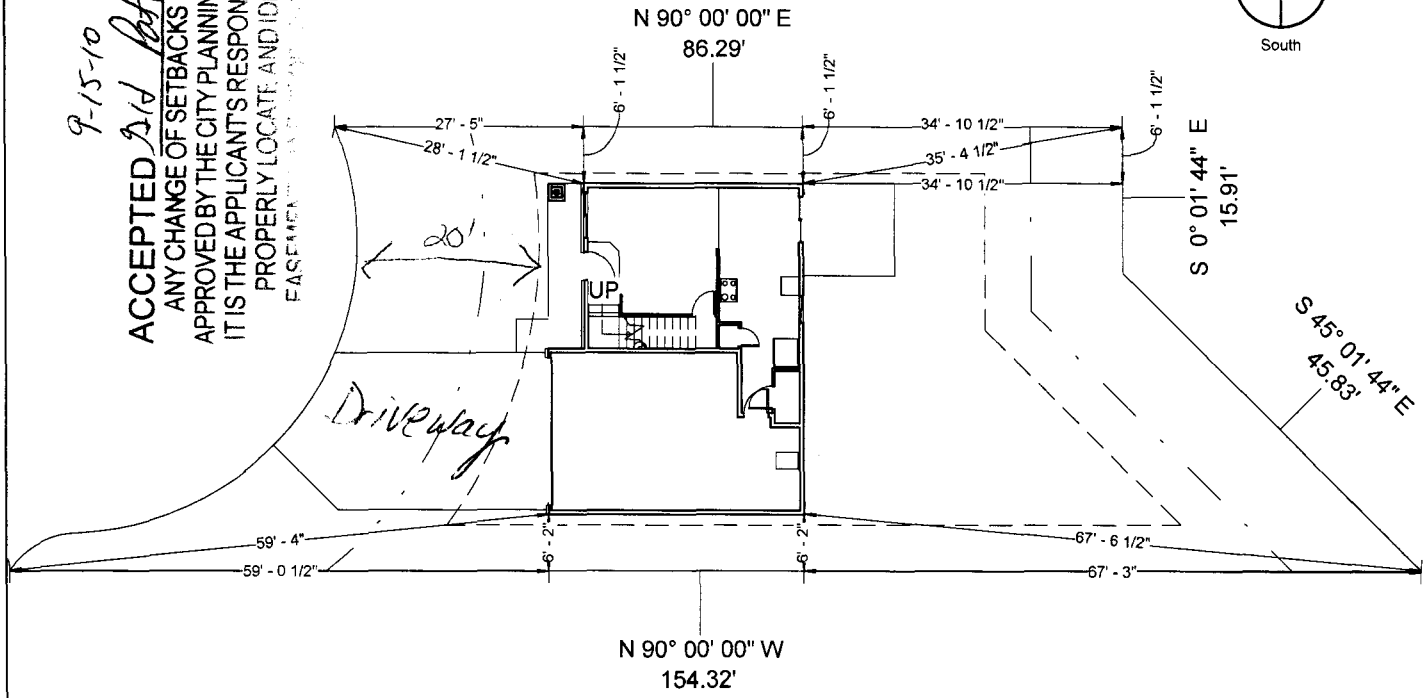
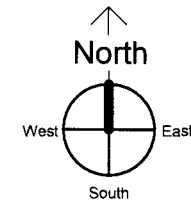
Living Sqft	1325
Garage Sqft	439
Lot Size	4,931 Sqft.

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.



9-15-10
ACCEPTED 3/1/10 [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.

- Setback Lines
- - - 14' Multi-Purpose Easement
- - - 10' Drainage Easement

Flatwork Schedule	
Room Name	Area

Driveway	455 SF
Front Porch	90 SF
Patio	102 SF
	647 SF

1 Site Plan
1" = 20'-0"

PC12-2011-479

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✓ CO# 066-161

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 DEC 09 2010
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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>BIT</u> (Engineer's Initials)	Special Conditions _____

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Applicant Signature Khondak Kowalchuk Date 8-25-2010
 Planning Approval BIT Tyti Paszalski 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>21-165</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>9/29/10</u>

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