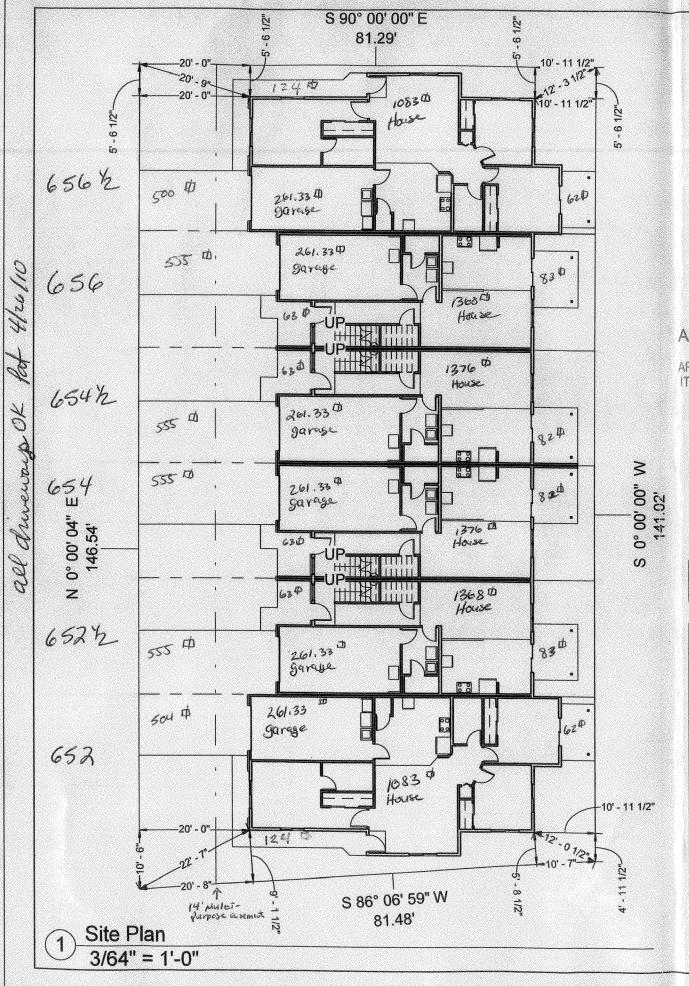
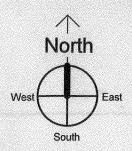
	PCR-2011-503			_		045961
•	Planning \$ 10 ca	Drainage \$			Bldg Permit No.	10-00450
1	TCP \$2554, 1764.00	School Impact \$	46000		File # PCR-20	11-503
<u>.</u>	Inspection \$	<b>DE</b>	P C P	<b>E</b> 0 <b>E</b>	<b>5</b> 70	NING 🛛
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ı	APPLICAN STOCO HOMOS ADDRESS 786 Valley C+		U\$	SE OF ALL EXISTIN	NG BLDG(S)	nchod Singl
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	TELEPHONE JU	o autimed in the SSI				nmont) do cumont
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<b>\</b>	U 12 Min a Call	THIS SECTI	ON TO BE COMPLETE	D BY PLANNING STAFF	EENING REQUIRED	cation PD
	Voting District B  ZONE	this section	LA e (PL) or PA	D BY PLANNING STAFF	Driveway Los EENING REQUIRED	cation PD
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	ZONE  SETBACKS: FRONT: from center of ROM SIDE: MAX. HEIGHT  MAX. COVERAGE OF LOT B  Modifications to this Planning Cle authorized by this application can by the Building Department (Sect prior to issuance of a Planning Cle certificate of Occupancy. Any I replacement of any vegetation ma Code.  Four (4) sets of final construction of stamped set must be available or I hereby acknowledge that I have laws, regulations, or restrictions we but not necessarily be limited to n Applicant's Signature  Planning Approval	from Property Line Whitehever is greated REAR:  TRUCTURES  arance must be approported and scaping required the iob site at all time the job site at all time read this application a hich apply to the projector use of the brilding and scaping read the iob site at all time read this application a hich apply to the projector use of the brilding and scaping read the sample and search apply to the projector use of the brilding and search and search and search apply to the projector use of the brilding and search and s	ved, in writing, by final inspection had ing Code). Required site improved this permit she had stamped so the information of th	The Public Works 8 s been completed a irred improvements rements must be condition is required by d by City Engineering is correct; I agree that failure to comply	EENING REQUIRED  MENT:  FICATE REQUIRED  NS:  Planning Department of a Certificate of Occion the public right-of-vompleted or guarantee of the Grand Junction Zerg prior to issuing the Fitto comply with any and shall result in legal and pate 5 - 3 - 10 complete 10 comply with any and shall result in legal and pate 5 - 3 - 10 complete 10 comply with any and shall result in legal and pate 5 - 3 - 10 complete 10 comply with any and shall result in legal and pate 5 - 3 - 10 complete 10	YES NO X  YES NO X  YES NO X  The structure upancy has been issued vay must be guaranteed ed prior to issuance of a healthy condition. The coning and Development Planning Clearance. One did all codes, ordinances, ction, which may include the control of the cont





APPROVED BY THE CITY PLANNING DIVISION IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY FASEMENTS AND BRIDGED VIEWS

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 v
Patio	62 SF V
Patio	83 SF $\nu$
Patio	82 SF V
Patio	62 SF $\nu$
Patio	83 SF 🗸
Sidewalk	124 SF v
Sidewalk	124 SF V
	2513 SF

Flatwork Schedule

# Site & Plan Information 652 - 656.5 Serenity

100		
Subdivision	Brookwillow 6-Plex	
Plan Name		
Filing Number	3	
Block Number	0 50.55	
Lot Number		
County	Mesa	
	Front 18200 plan	
Setbacks Used	Side 80 Charles	
	Rear 28	

## Sqft Information

Living Sqft	7873		
Garage Sqft	1568 261.33 th/bt		
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

- 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 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.

PCR-7011-503	045941						
Planning \$* 10 65 Drainage \$	Bldg Permit No. 10-00450						
TCP \$2554, 1569 School Impact \$ 460	File # PCR-2011-503						
Inspection \$	RED TEES, ZONING &						
PLANNING CLEARANCE 7							
(site plan review, multi-family development, non-residential development)  Grand Junction Public Works & Planning Department							
BUILDING ADDRESS 654 12 SORONITY LINTAX SCHEDULE NO 2945. 241.37-653							
SUBDIVISION DOOK WILLOW	SQ. FT. OF EXISTING BLDG(S)						
FILING BLK LOT 5	SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 13716						
OWNER TOCK Homes	MULTI-FAMILY: NO. OF DWELLING UNITS: BEFORE AFTER CONSTRUCTION						
CITY/STATE/ZIP C. J. CO SISOS	NO. OF BLDGS ON PARCEL: BEFORE AFTER CONSTRUCTION						
APPLICAN GROCO HOMES	USE OF ALL EXISTING BLDG(S) THOCKED Since						
ADDRESS 786 Valley (+	DESCRIPTION OF WORK & INTENDED USE: VOICE TO 1000						
CITY/STATE/ZIP	1 Iles Construction						
Submittal requirements are outlined in the SSID (Submitted)	al Standards for Improvements and Development) document.						
Voting District "B" THIS SECTION TO BE CO	MPLETED BY PLANNING STAFF Driveway Location PD						
ZONE $\rho \rho$	LANDSCAPING/SCREENING REQUIRED: YESNOX						
SETBACKS: FRONT: from Property Line (PL) or from center of ROW/ Whitehever is greater	PARKING REQUIREMENT: 2						
SIDE: from PL	FLOODPLAIN CERTIFICATE REQUIRED: YESNO						
MAX. HEIGHTU	SPECIAL CONDITIONS						
MAX. COVERAGE OF LOT BY STRUCTURES	Nov B 2						
Modifications to this Planning Clearance must be approved, in writ authorized by this application cannot be occupied until a final inspect by the Building Department (Section 307, Uniform Building Code), prior to issuance of a Planning Clearance. All other required site Certificate of Occupancy. Any landscaping required by this per replacement of any vegetation materials that die or are in an unheal Code.	ing, by the Public Works & Planning epartment Director. The structuration has been completed and a Certificate of Occupancy has been issue. Required improvements in the public hight-of-way must be guarantee improvements must be completed or guaranteed prior to issuance of mit shall be maintained in an acceptable and healthy condition. The thy condition is required by the Grand Junction Zoning and Development						
Four (4) sets of final construction drawings must be submitted and s stamped set must be available on the job site at all times.	tamped by City Engineering prior to issuing the Planning Clearance. On						
	rmation is correct; I agree to comply with any and all codes, ordinances stand that failure to comply shall result in legal action, which may includ						
Applicant's Signature Applicant's Signature Applicant's Signature Applicant Signature	Date 4-23-2010						
Planning Approval & Saylen Hader	Date 5-3-10						
Additional water and/or sewer tap fee(s) are required:	O NO W/O No. 21670						
Utility Accounting Bluslu	Date 5 (4/10)						
	ction 2.2.C.1 Grand Junction Zoning and Development Code)						

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