

FEE \$ 10
 TCP \$ 2,254
 SIF \$ 460

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Building Address 469 Snow Mesa
 Parcel No. 2947-272-15-022
 Subdivision Seasons @ Tara Road
 Filing 6 Block _____ Lot 22

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2518
 Sq. Ft. of Lot / Parcel 38,112
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5618
 Height of Proposed Structure ~~17'11"~~

OWNER INFORMATION:

Name Paul & Sharon Currie-Mills
 Address ~~5424~~ 5424 Marsh Glen Ct
 City / State / _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Maves Construction Inc
 Address Po Box 670
 City / State / Fruita CO 81521
 Telephone 970-858-9642

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: INDIVIDUAL LOT DRAINAGE & STORM-WATER mgmt PLAN REQ'D
ENG FOUNDATION REQ'D

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>	<u>Drainage & Stormwater Management Plan Req'd</u>	Maximum coverage of lot by structures _____	
SETBACKS: Front <u>20</u>	from property line (PL)	Permanent Foundation Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Side <u>10</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>22</u>		Parking Requirement <u>4 2 in GARAGE</u>	
Voting District <u>A</u>	Driveway Location Approval <u>JH</u>	Special Conditions <u>MAX FOUNDATION FOOTPRINT</u>	
(Engineer's Initials) <u>JUC GARAGE 55,000</u>			

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 Arnel Maves Date 8-17-10
 Planning Approval W. Gayle Henderson Date 8-19-10

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>21750</u>
Utility Accounting <u>W. Gayle Henderson</u>	Date <u>8-28-10</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)

RVSD GRADING PLAN TO FOLLOW BY 9-3-10. Rick Spring 8-25-10

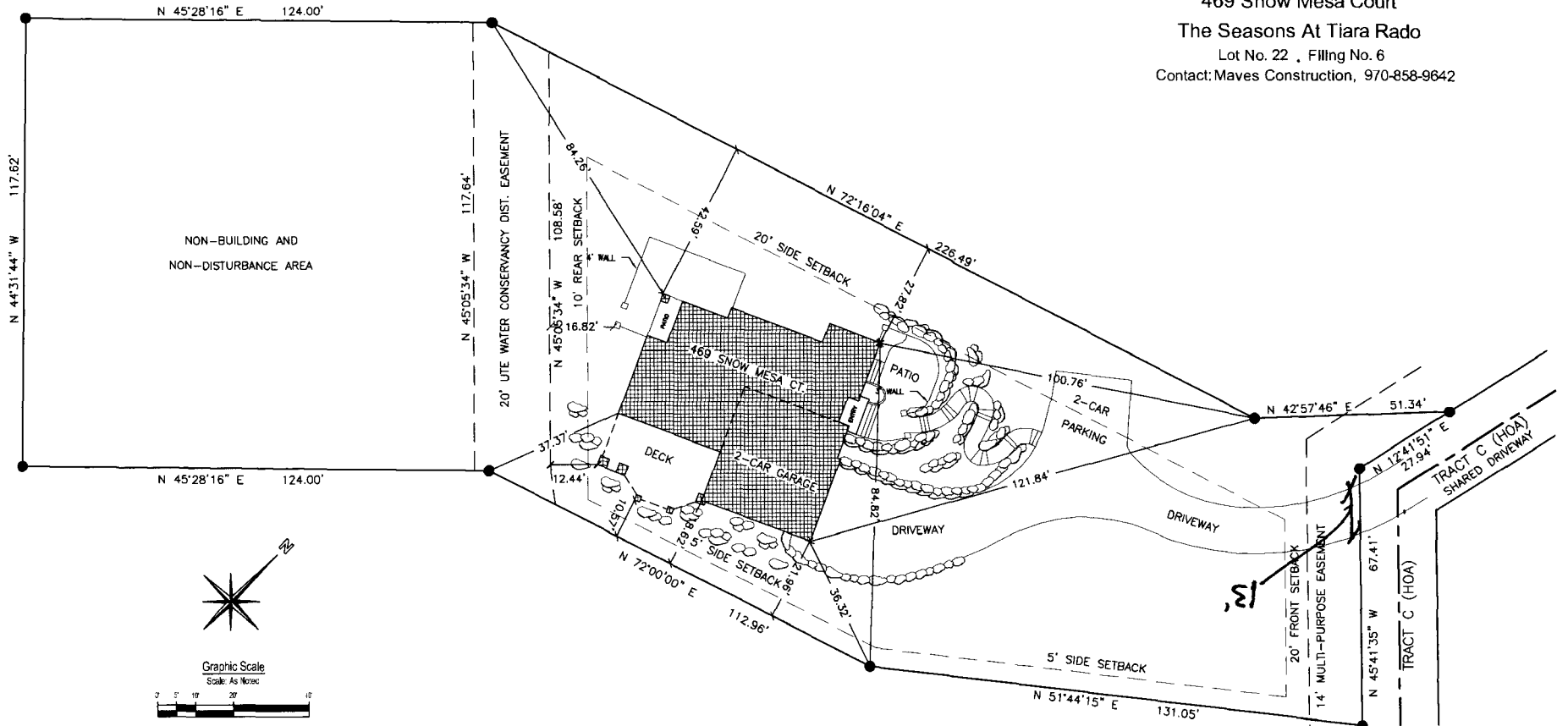
The Currie-Mills Residence

469 Snow Mesa Court

The Seasons At Tiara Rado

Lot No. 22, Filing No. 6

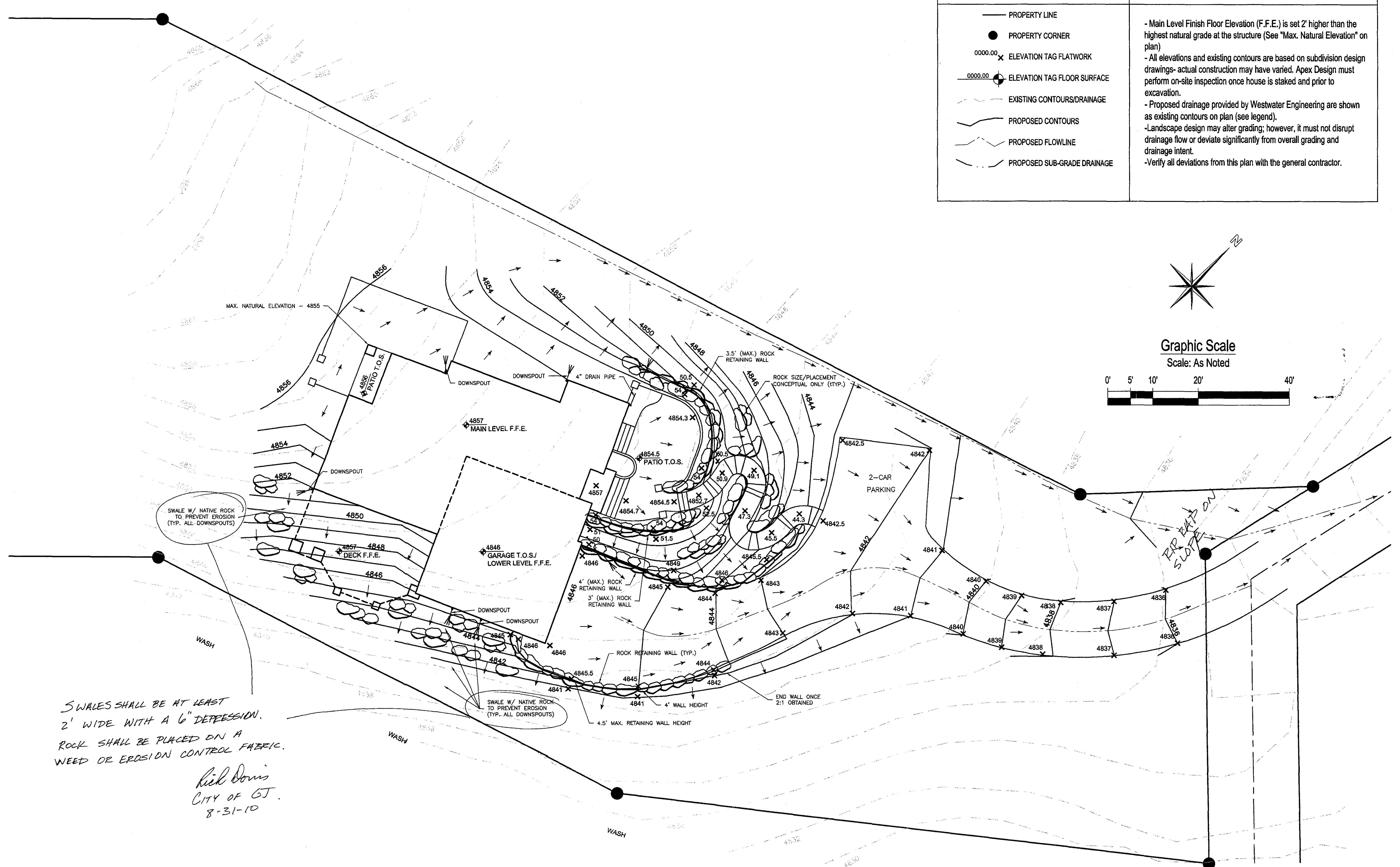
Contact: Maves Construction, 970-858-9642



ACCEPTED *M. Bayless*
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 SCALE: 1" = 40'-0"

LEGEND	GENERAL NOTES
— PROPERTY LINE	- Main Level Finish Floor Elevation (F.F.E.) is set 2' higher than the highest natural grade at the structure (See "Max. Natural Elevation" on plan)
● PROPERTY CORNER	- All elevations and existing contours are based on subdivision design drawings- actual construction may have varied. Apex Design must perform on-site inspection once house is staked and prior to excavation.
0000.00 X ELEVATION TAG FLATWORK	- Proposed drainage provided by Westwater Engineering are shown as existing contours on plan (see legend).
0000.00 ◉ ELEVATION TAG FLOOR SURFACE	- Landscape design may alter grading; however, it must not disrupt drainage flow or deviate significantly from overall grading and drainage intent.
- - - EXISTING CONTOURS/DRAINAGE	- Verify all deviations from this plan with the general contractor.
- - - PROPOSED CONTOURS	
- - - PROPOSED FLOWLINE	
- - - PROPOSED SUB-GRADE DRAINAGE	



SWALES SHALL BE AT LEAST
2' WIDE WITH A 6" DEPRESSION.
ROCK SHALL BE PLACED ON A
WEED OR EROSION CONTROL FABRIC.

Rick Davis
CITY OF CT.
8-31-10

DRAWING ACCEPTABLE AS
MODIFIED.

Rick Davis
CITY OF CT.
8-31-10

GRADING & DRAINAGE PLAN SCALE: 1"=10'-0"

THESE DRAWINGS, FOR THIS DESIGN, HAVE BEEN DEVELOPED AND ISSUED WITHOUT KNOWLEDGE OR REASONABLE ASSURANCE THAT THE PROJECTS WILL BE CONSTRUCTED IN ACCORDANCE WITH THE DIMENSIONS AND CONSULT WITH APPROPRIATE AGENCIES AND OTHER BUILDING PROFESSIONALS TO VERIFY ALL DEVIATIONS FROM THIS PLAN WITH THE GENERAL CONTRACTOR.

Maves Construction
Mike Maves, President
Office: 970-838-9642 Fax: 970-838-4179
www.mavesconstruction.com

3033 Mohawk Ave.
Grand Junction, CO 81504
Phone: (970) 201-2088
efax: (303) 484-6429
drafter@apexdrafting.biz

APEX
DESIGN AND DRAFTING

The Currie-Mills Residence
The Seasons At Tiara Rado
Lot No. 22 • Filing No. 6
Contact: Maves Construction, 970-858-9642

Designed By: Currie-Mills/Apex/Maves
File Name: 2010/Maves/Currie-Mills
Date: August 29, 2010
Scale: As Noted
Drawings By: D.A.G.

6