

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

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

Building Address 471 Snow Mesa Ct
Parcel No. 2947-272-15-023
Subdivision Seasons @ Tiara Pkwy
Filing 6 Block _____ Lot 23

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2615
Sq. Ft. of Lot / Parcel 32,583
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) 5250
Height of Proposed Structure 18' FF

OWNER INFORMATION:

Name George & Diana Homfeld
Address 2310 Archdale Rd
City / State / Roston VA 20191-1602

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
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 checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>
Side <u>10</u> from PL Rear <u>15</u> from PL	Floodplain Certificate Required: YES _____ 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>gld</u> (Engineer's Initials)	Special Conditions <u>MAX FOUNDATION FOOTPRINT INC GARAGE = 5,000</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 [Signature] Date 8-17-10

Planning Approval [Signature] Date 8-19-10

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21749

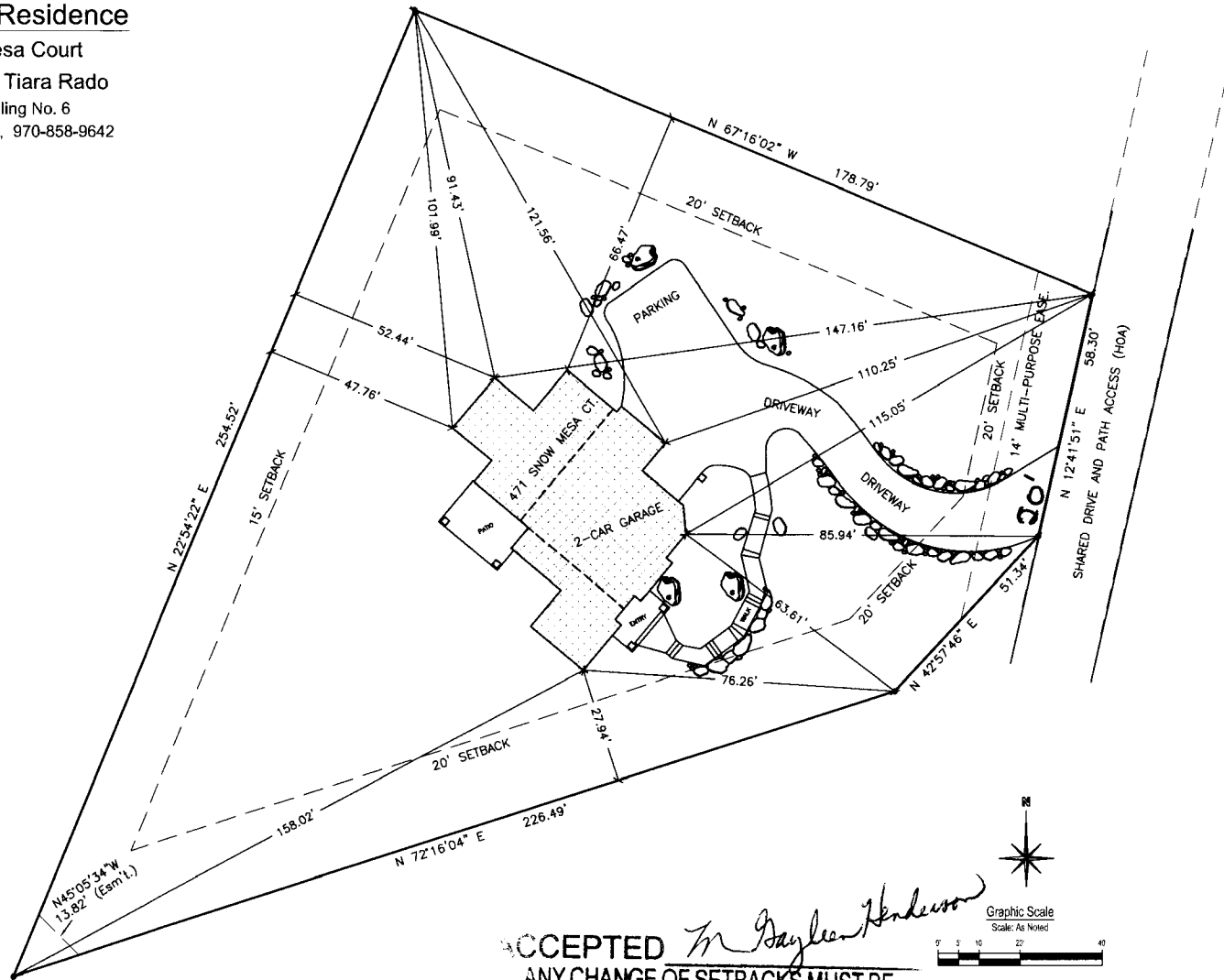
Utility Accounting [Signature] Date 8-28-10

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 Davis 8-25-10

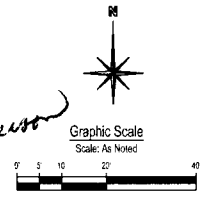
The Humfeld Residence

471 Snow Mesa Court
 The Seasons At Tiara Rado
 Lot No. 23 , Filing No. 6
 Maves Construction, 970-858-9642



ACCEPTED *M. Gayle Henderson*

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.



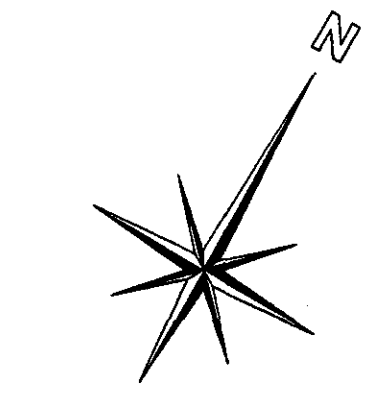
LEGEND

- PROPERTY LINE
- PROPERTY CORNER
- 0000.00 x ELEVATION TAG FLATWORK
- 0000.00 ⊕ ELEVATION TAG FLOOR SURFACE
- - - EXISTING CONTOURS/DRAINAGE
- PROPOSED CONTOURS
- PROPOSED FLOWLINE
- - - PROPOSED SUB-GRADE DRAINAGE

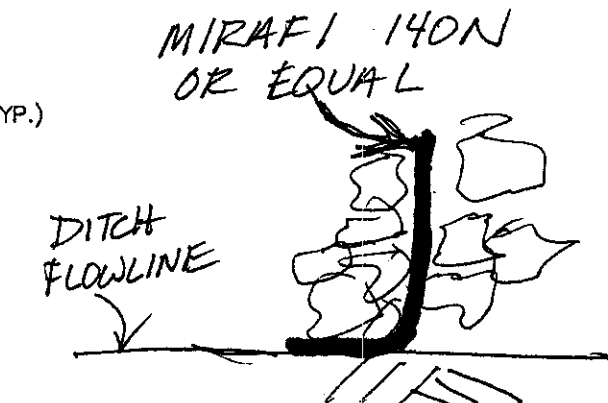
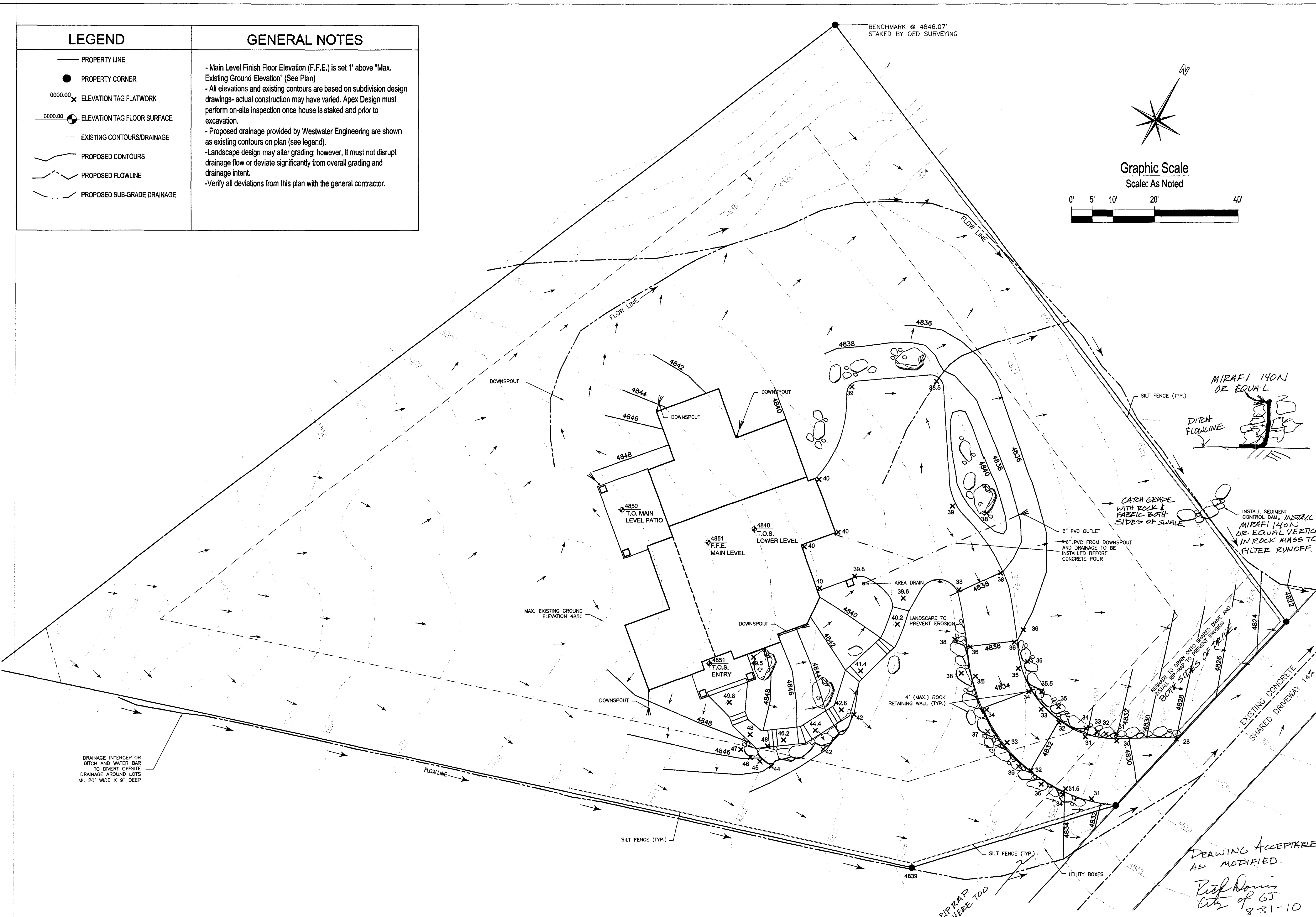
GENERAL NOTES

- Main Level Finish Floor Elevation (F.F.E.) is set 1' above "Max. Existing Ground Elevation" (See Plan)
- 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.
- Proposed drainage provided by Westwater Engineering are shown as existing contours on plan (see legend).
- Landscape design may alter grading; however, it must not disrupt drainage flow or deviate significantly from overall grading and drainage intent.
- Verify all deviations from this plan with the general contractor.

BENCHMARK @ 4846.07'
STAKED BY QED SURVEYING



Graphic Scale
Scale: As Noted



CATCH GRADE WITH ROCK & FABRIC BOTH SIDES OF SWALE
INSTALL SEDIMENT CONTROL DAM. INSTALL MIRAFI 140N OR EQUAL VERTICALLY IN ROCK MASS TO FILTER RUNOFF.

DRAINAGE INTERCEPTOR DITCH AND WATER BAR TO DIVERT OFFSITE DRAINAGE AROUND LOTS MI. 20' WIDE X 6\"/>

DRAWING ACCEPTABLE AS MODIFIED.
Prof Davis
City of 65
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 AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE USER ASSUMES ALL RESPONSIBILITY TO CONFIRM THE DIMENSIONS AND CONDITIONS WITH APPROPRIATE FIELD SURVEYING AND TO COMPLY WITH ALL LOCAL BUILDING CODES AND SITE SPECIFIC REQUIREMENTS.

Maves Construction
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www.mavesconstruction.com

3033 Mohawk Ave.
Grand Junction, CO 81504
Phone: (970) 201-2088
eFax: (303) 484-8429

APEX
DESIGN AND DRAFTING

The Humfield Residence
471 Snow Mesa Court
Grand Junction, Colorado
Contact: Maves Construction, 970-858-9642

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