

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 667 Pleasant Ct.
 Parcel No. 2945-041-27-007
 Subdivision Brookwillow
 Filing 1 Block _____ Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1569
 Sq. Ft. of Lot / Parcel 3609
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct.
 City / State / Zip GJ CO 81005

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Grace Flores
 Address 786 Valley Ct.
 City / State / Zip GJ CO 81005
 Telephone 248-8522

*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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>per approved plan</u>
Voting District _____	Driveway Location Approval <u>24</u> (Engineer's Initials)

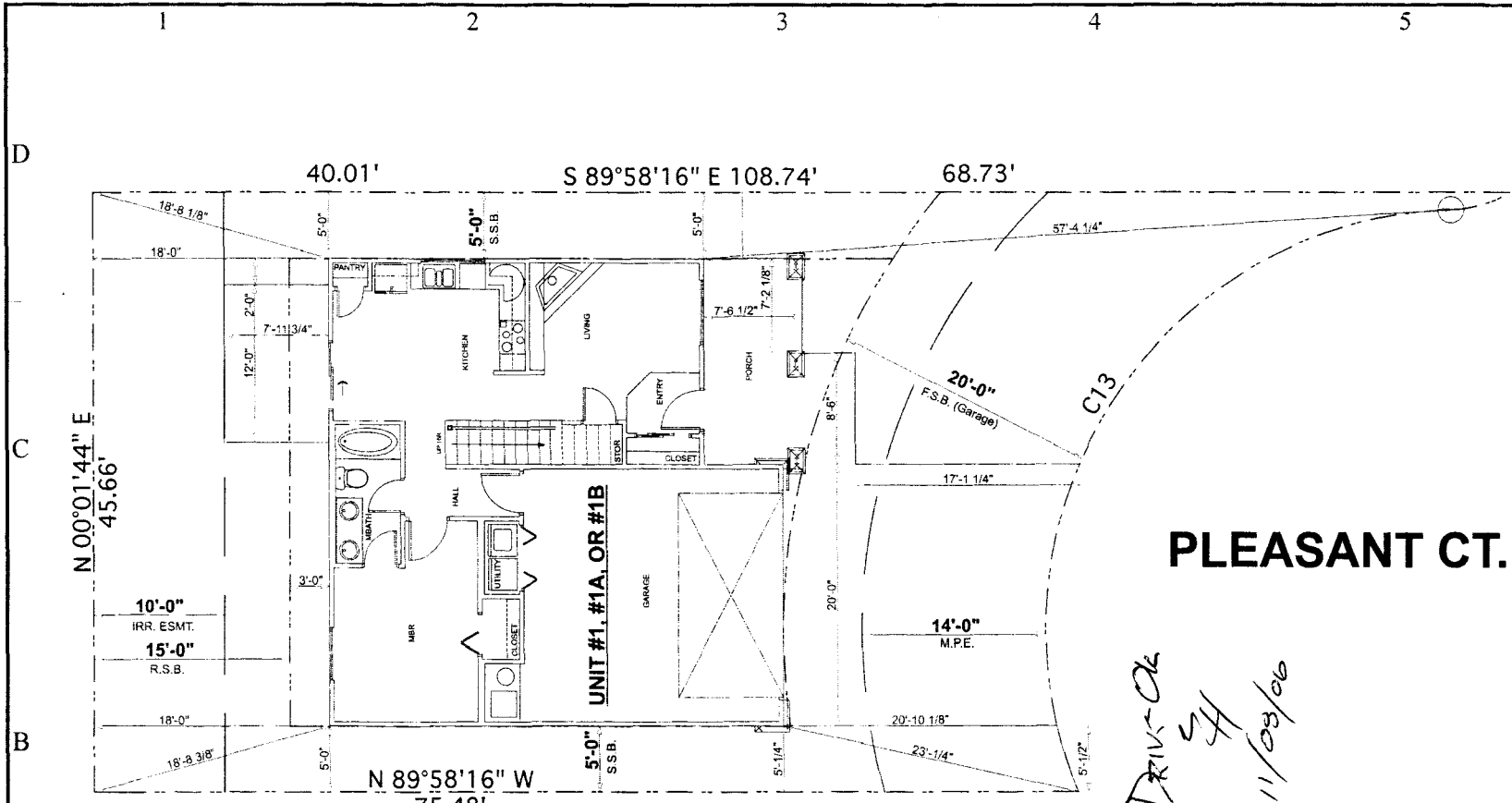
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

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).

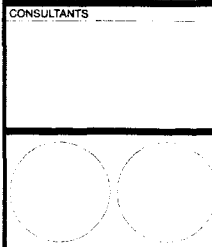
Applicant Signature [Signature] - Agent Date 10/26/06
 Department Approval [Signature] Date 11-8-06

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	W/O No. <u>191668</u>
Utility Accounting <u>[Signature]</u>	Date <u>11-8-06</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



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 www.genesisarchitect.com



GRACE HOMES, INC.
BROOKWILLOW VILLAGE
 Planned Development
 Grand Junction, Colorado

MARK	DATE	DESCRIPTION
	10/24/06	SITE PLAN

DRAWN BY: M.E.M.
 CHECKED BY: MARC MAURER A.T.A.
 COPYRIGHT ©
 Genesis Designs Architecture • Planning, P.C.

SHEET TITLE
 LOT 7

C-01
 SHEET 1 OF 1

PLEASANT CT.

*TRIN-OK
 WH
 11/08/06*

667
PLEASANT CT.
 3,609 SQ. FT.
 0.082 ACRES

Lot 7
 1/4" = 1'-0"

- NOTES:**
- 1) Errors or omissions shall be brought immediately to the architect's attention prior to construction.
 - 2) Builder/Owner shall field verify site conditions and all dimensions prior to construction.
 - 3) Builder/Owner shall refer to recorded plat for lot dimensions, curve data, easements, rights-of-way, and recorded setback restrictions, etc.
 - 4) All building location dimensions to face of foundation. Masonry is veneer where shown.
 - 5) Exterior concrete flatwork dimensions to edge of flatwork. Where no dimension is shown align flatwork as drawn.
 - 6) Finished grade shall conform to applicable codes, engineered site drainage system and shall be a minimum of 8% grade away from the foundation.
 - 7) Architect is not responsible for survey or engineering data on these plans, refer to surveyor or engineer's drawings for recorded data.

ACCEPTED *W. H. Maurer* 11/8/06
 ANY CHANGES OR SETBACKS MUST BE APPROVED BY ARCHITECT AND PLANNING DEPT. PRIOR TO CONSTRUCTION. RESPOND TO ALL COMMENTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.