

FEE \$	10.00
TCP \$	1539.00
SIF \$	460.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 669 Pleasant Ct.  
 Parcel No. 2945-041-77-006  
 Subdivision Brookwillow  
 Filing 1 Block \_\_\_\_\_ Lot 6

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1692  
 Sq. Ft. of Lot / Parcel 3330  
 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 GT 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 GT CO 81505  
 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>per plan</u>
per plan <u>House 14'</u> SETBACKS: Front <u>garage 20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>15</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions _____
Voting District <u>B</u> Driveway Location Approval <u>RAD</u> (Engineer's Initials)	

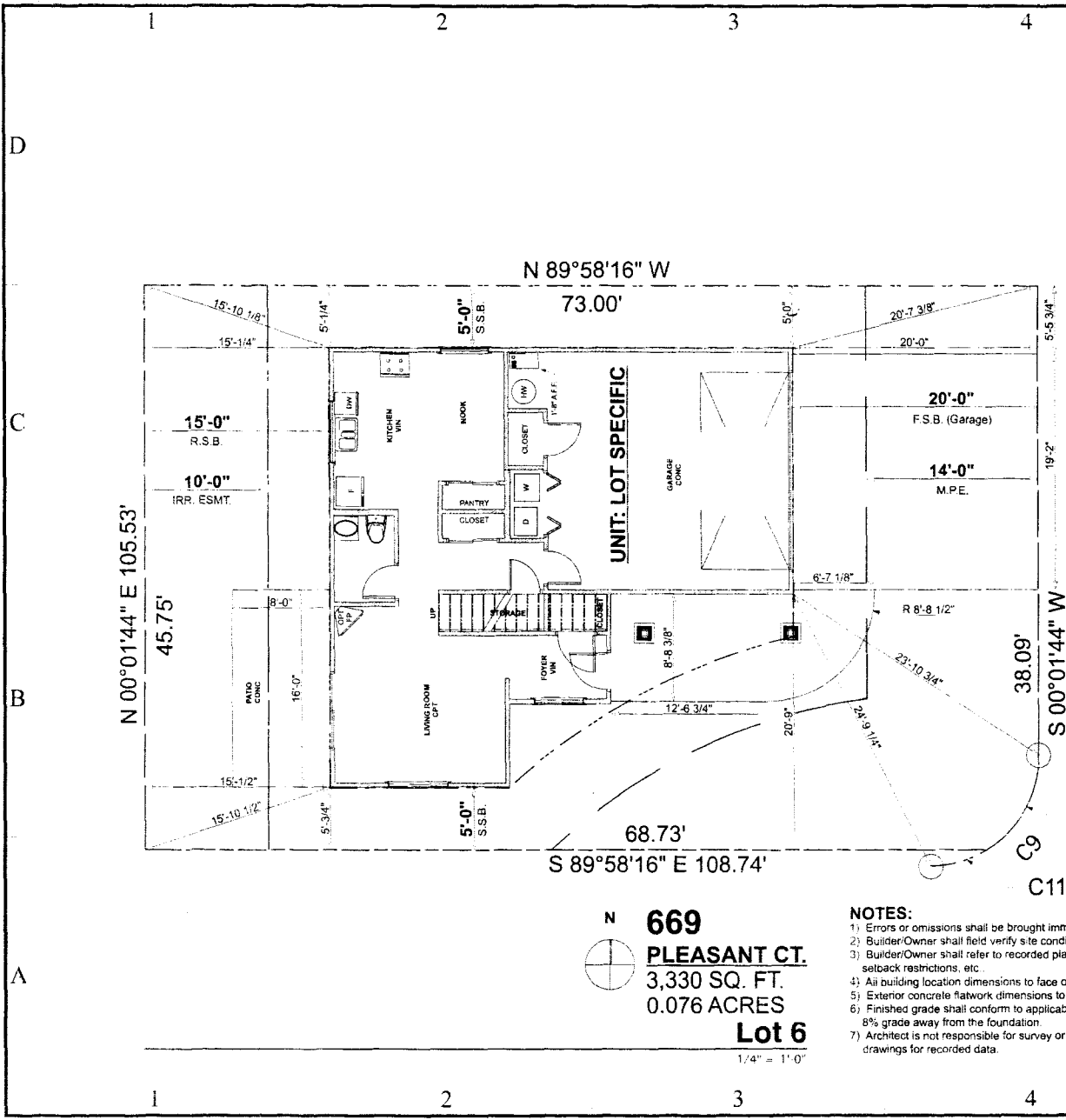
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 12/11/08  
 Department Approval [Signature] Date 12/19/08

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. _____
Utility Accounting	Date _____		

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)



*JAR & Asha Araya 10/19/06*

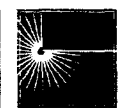
**PLEASANT CT.**

APPROVED  
 APPROVED  
 DEPT. RES.  
 LOCAL GOVERNMENT  
 AND PROPERTY

*Quinn*  
*JAR*  
*12-12-06*

N  
**669**  
**PLEASANT CT.**  
**3,330 SQ. FT.**  
**0.076 ACRES**  
**Lot 6**  
 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.



**GENESIS DESIGNS:**  
 Architecture + Planning, P.C.  
 P.O. Box 1851  
 Grand Junction, Colorado 81502  
 (P) 970.245.6093  
 (F) 970.245.7968  
 www.genesisarchitect.com

CONSULTANTS

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

MARK	DATE	DESCRIPTION
11	11/15/06	SITE PLAN

DRAWN BY: M.E.M.  
 CHECK BY: MARC MAURER, A.I.A.  
 COPYRIGHT: Genesis Designs Architecture + Planning, P.C.

SHEET TITLE  
**LOT 6**

**C-01**  
 SHEET 1 OF 1