

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 671 Pleasant Ct.
 Parcel No. 2945-041-27-005
 Subdivision Brookwillow
 Filing 1 Block _____ Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1569
 Sq. Ft. of Lot / Parcel 4198
 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 Mares
 Address 786 Valley Ct.
 City / State / Zip GT CO 81505
 Telephone 748-8522

*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 <u>per plan</u>		
SETBACKS: Front <u>per plan House 14' / 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>	Special Conditions _____
Maximum Height of Structure(s) <u>per plan</u>			
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).

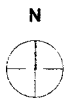
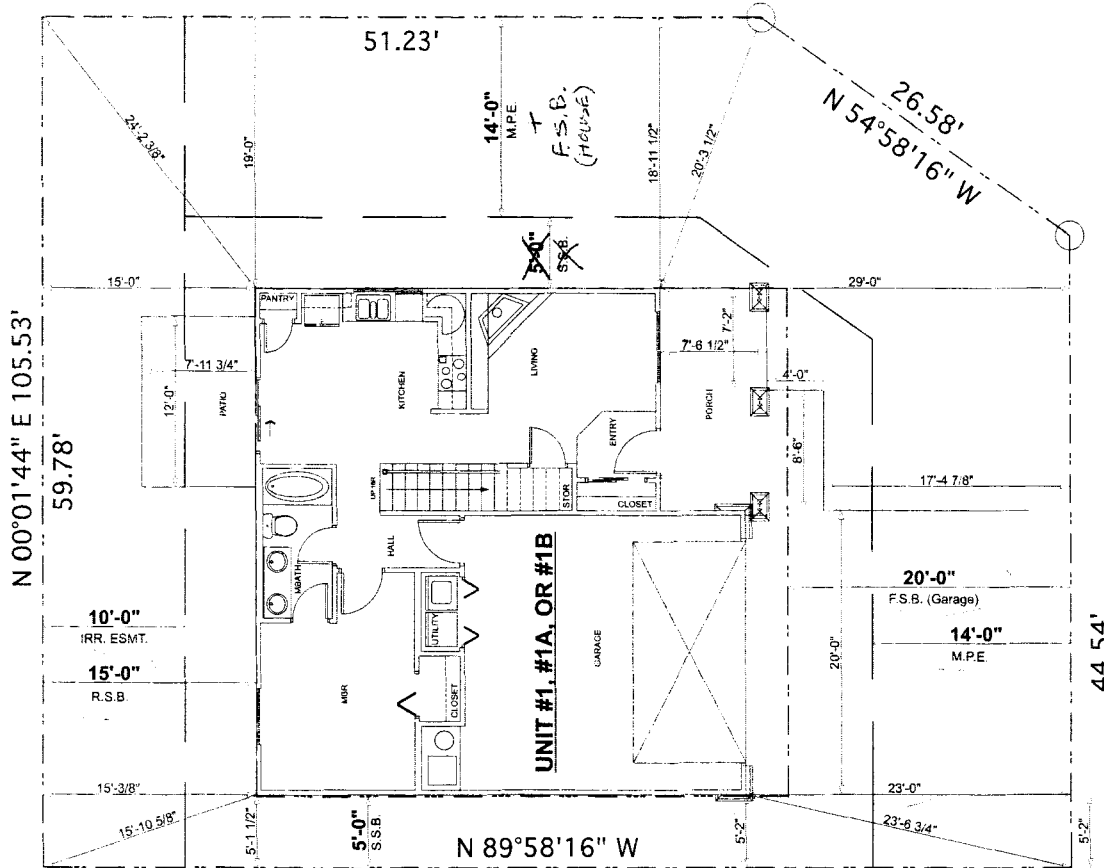
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/26/06
 Department Approval [Signature] Date 11-28-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19115</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/23/06</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)

BROOKWILLOW LOOP



N 671
PLEASANT CT.
 4,198 SQ. FT.
 0.096 ACRES

Lot 5
 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.

PLEASANT CT.

Accepted [Signature] 11/28/06
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GENESIS DESIGNS:
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 www.genesisarchitect.com

CONSULTANTS

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

MARK DATE DESCRIPTION

10/24/06 SITE PLAN

DRAWN BY: M.E.M.
 CHKD BY: MARC MAURER, A.I.A.
 COPYRIGHT: Genesis Designs, Architecture + Planning, P.C.
 1/24/06 1:28 PM

SHEET TITLE

LOT 5

C-01

SHEET 1 OF 1