

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 672 Pleasant Ct.
 Parcel No. 2945-041-27-014
 Subdivision Brookwillow
 Filing 1 Block _____ Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1569
 Sq. Ft. of Lot / Parcel 4207
 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 CO 81505

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

APPLICANT INFORMATION:

Name Grace Mores
 Address 786 Valley Ct.
 City / State / Zip 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.

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</u> ft. house / 20' garage 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)		

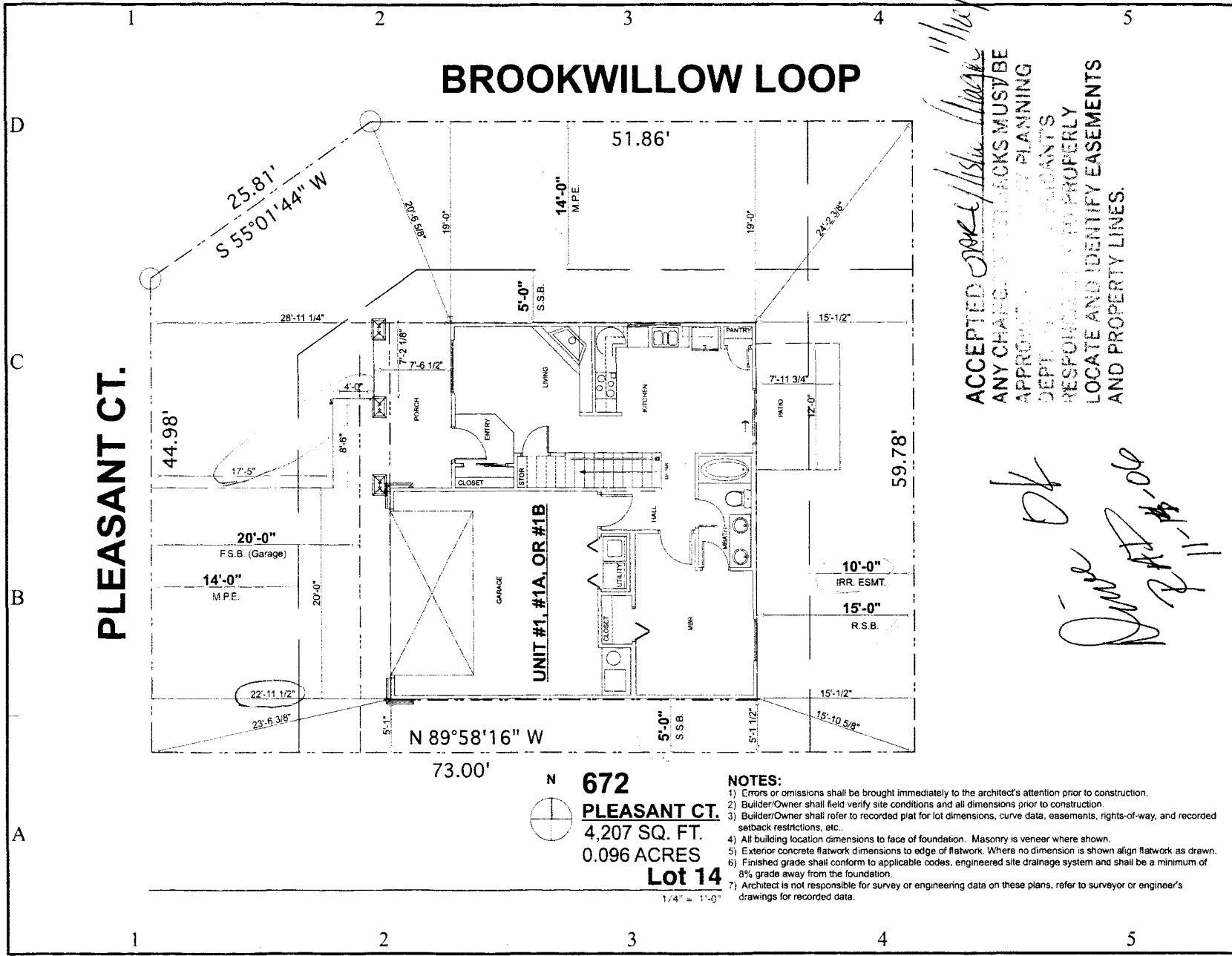
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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] - Agent Date 10/26/06
 Department Approval [Signature] Date 11-16-06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19167</u>
Utility Accounting <u>Kate Schenberg</u>	Date <u>11/16/06</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)



ACCEPTED [Signature] 11/11/06

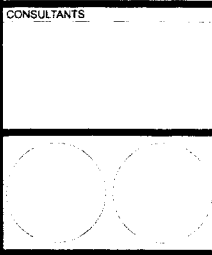
ANY CHANGES TO THESE PLANS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE PLANNING DEPT. IS RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

OK

[Signature]

11-11-06

GENESIS DESIGNS:
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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.I.A.
 COPYRIGHT: Genesis Designs Architecture + Planning, P.C.

SHEET TITLE
LOT 14

C-01
 SHEET 1 OF 1