

FEE \$	10.00
TCP \$	1539.00
SIF \$	4100.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 665 Theresa Ct.
 Parcel No. 2945-041-09-002
 Subdivision Brookwillow
 Filing _____ Block _____ Lot 20

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1148
 Sq. Ft. of Lot / Parcel 3903
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 286 Vally 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 Hanes
 Address 286 Vally 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 _____
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>10</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u>	Special Conditions <u>Per approved site plan</u>
Voting District <u>B</u>	Driveway Location Approval <u>RAAD</u> <small>(Engineer's Initials)</small>

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).

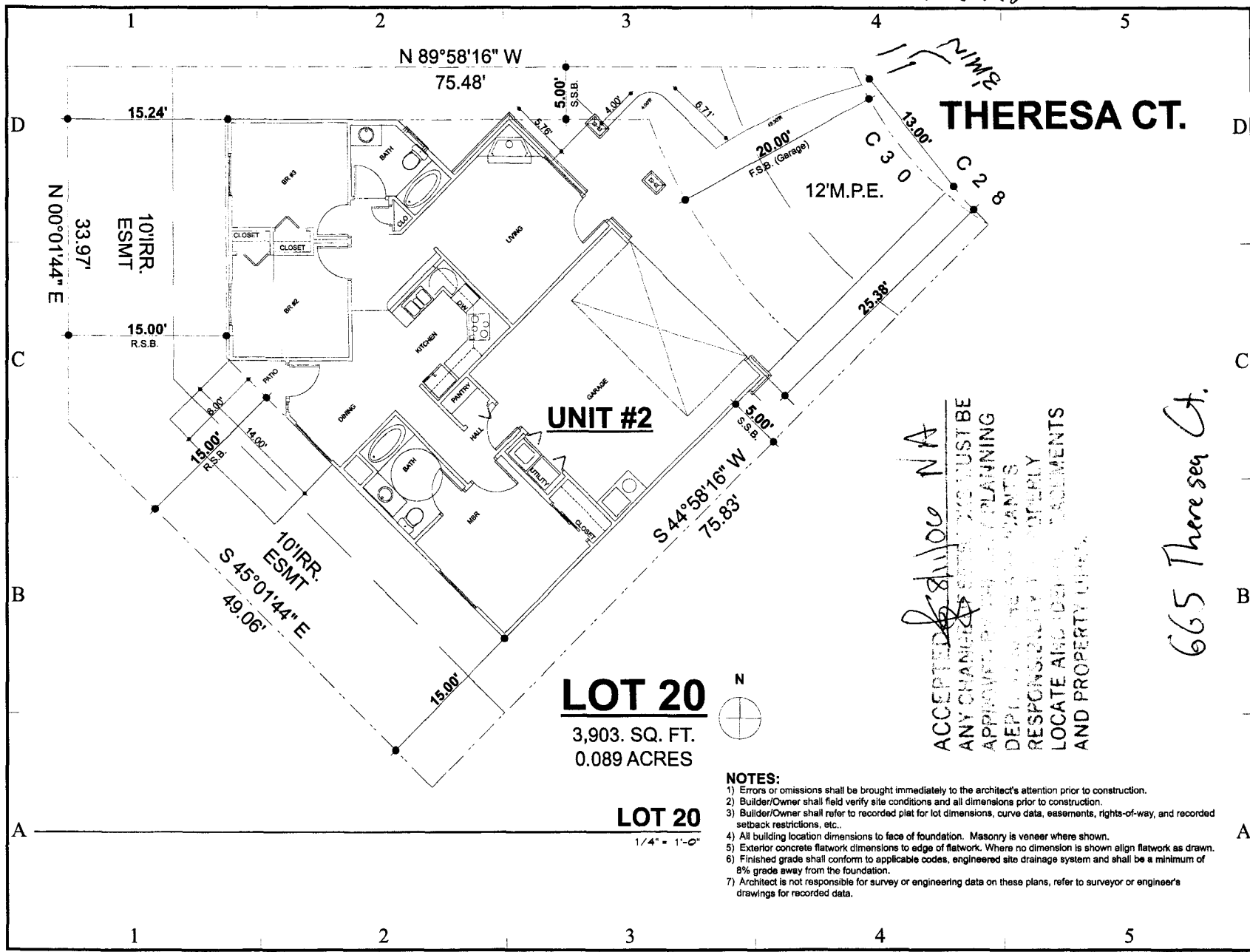
Applicant Signature [Signature] Date 8/11/06

Department Approval [Signature] Date 8/11/06 10/02/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No. <u>19528</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/02/06</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)

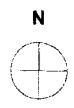
*Review OK as modified
TAB 8-14-06*



THERESA CT.

UNIT #2

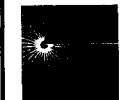
LOT 20
3,903. SQ. FT.
0.089 ACRES



LOT 20
1/4" = 1'-0"

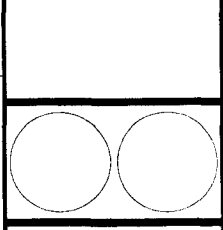
ACCEPTED BY SHILOH NA
ANY CHANGES MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE PLANNING DEPARTMENT IS NOT RESPONSIBLE FOR LOCATING AND IDENTIFYING EASEMENTS AND PROPERTY LINES.

665 Theresa Ct.



GENESIS DESIGNS:
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(F) 970.245.7588
www.genesisarchitect.com

CONSULTANTS



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

MARK	DATE	DESCRIPTION
	8/10/06	

DRAWN BY: M.E.M.
CHKD BY: MARC MAURER, A.I.A.
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SHEET TITLE
LOT 20

A-05

SHEET 5 OF 7