

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	160 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 667 Theresa Ct.
Parcel No. 2945-041-09-002
Subdivision Brookwillow
Filing _____ Block _____ Lot 19

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1610
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 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Grace Manns
Address 786 Valley Ct.
City / State / Zip GJ 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> SETBACKS: Front <u>20</u> ^{per plan envelope} from property line (PL) Side <u>5</u> from PL Rear <u>15</u> from PL Maximum Height of Structure(s) <u>35'</u> Voting District <u>B</u>	Maximum coverage of lot by structures _____ Permanent Foundation Required: YES <u>X</u> NO _____ Parking Requirement <u>2</u> Special Conditions <u>per approved site plan</u> Driveway Location Approval <u>LM</u> <u>FPP-2005-144</u> (Engineer's Initials)
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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).

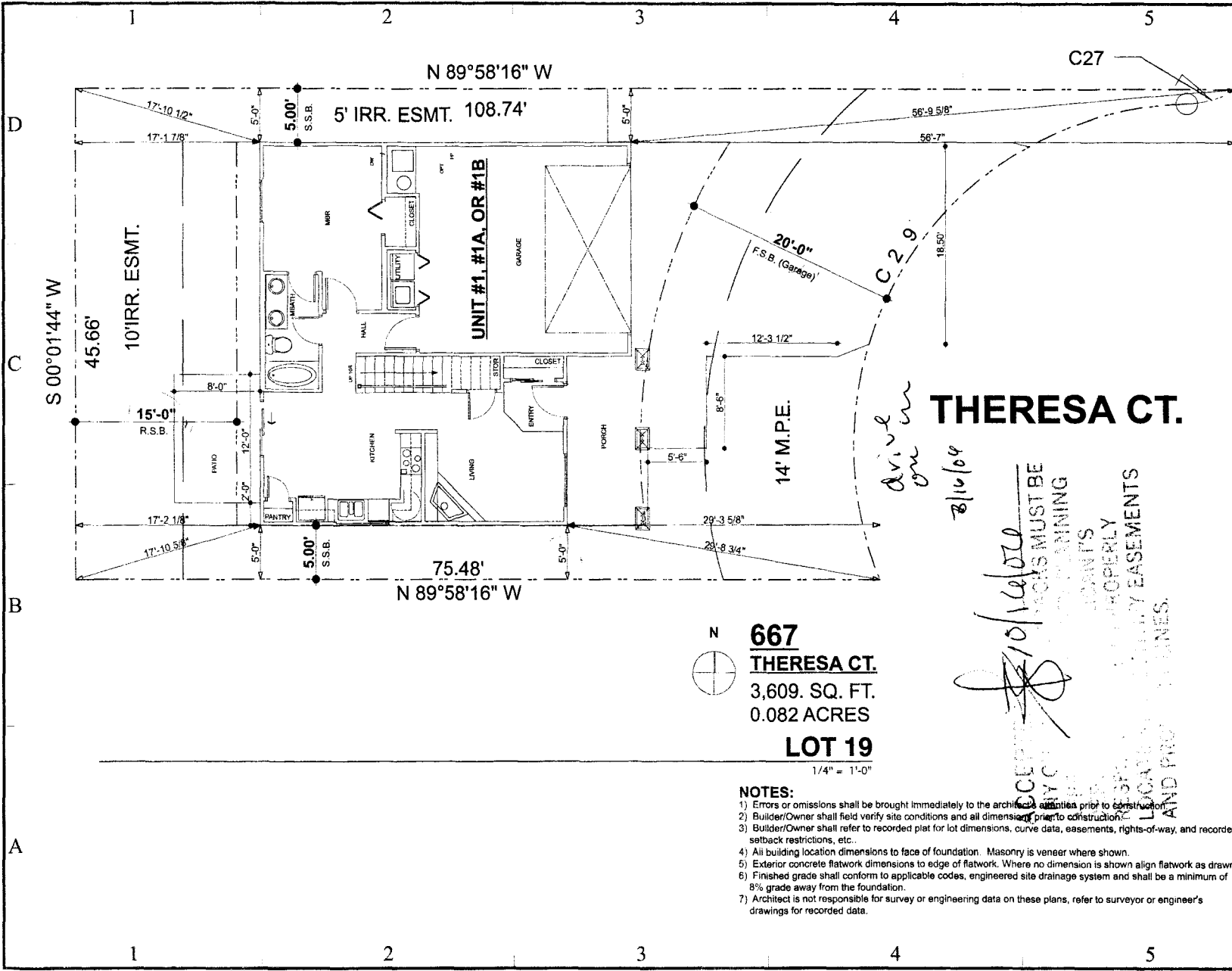
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/11/06
Department Approval JR [Signature] Date 10/16/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19504

Utility Accounting [Signature] Date 10/16/06

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



N

667
TERESA CT.
 3,609. SQ. FT.
 0.082 ACRES
LOT 19
 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.

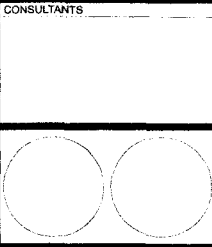
TERESA CT.

drive on you

8/10/08

ALL DIMENSIONS MUST BE VERIFIED BY THE BUILDER PRIOR TO CONSTRUCTION. THE ARCHITECT IS NOT RESPONSIBLE FOR VERIFYING EASEMENTS AND PROPERTY LINES.

GENESIS DESIGNS:
 Architecture + Planning, P.C.
 P.O. Box 1851
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 (F) 970.245.7568
 www.genesisarchitect.com



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

MARK	DATE	DESCRIPTION
	8/10/08	
	8/14/08	MIRROR STRUCTURE ON LOT

DRAWN BY: **MEM**
 CHK'D BY: **MARC MAURER, AIA**
 COPYRIGHT
 Genesis Designs, Architecture + Planning, P.C.
 8/10/08

SHEET TITLE
LOT 19

C-01

SHEET 1 OF 1