

FEE \$	10 <sup>00</sup>
TCP \$	1539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

Building Address 668 Theresa Ct  
 Parcel No. 2445-041-27-024  
 Subdivision Brookmill  
 Filing 1 Block \_\_\_\_\_ Lot 24

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1597  
 Sq. Ft. of Lot / Parcel 3343  
 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 GOLO 91505

### DESCRIPTION OF WORK & INTENDED USE:

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

### APPLICANT INFORMATION:

Name Grace Hoer  
 Address same  
 City / State / Zip \_\_\_\_\_  
 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>20 garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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>PHD</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 11/24/06

Department Approval [Signature] Date 12/19/06

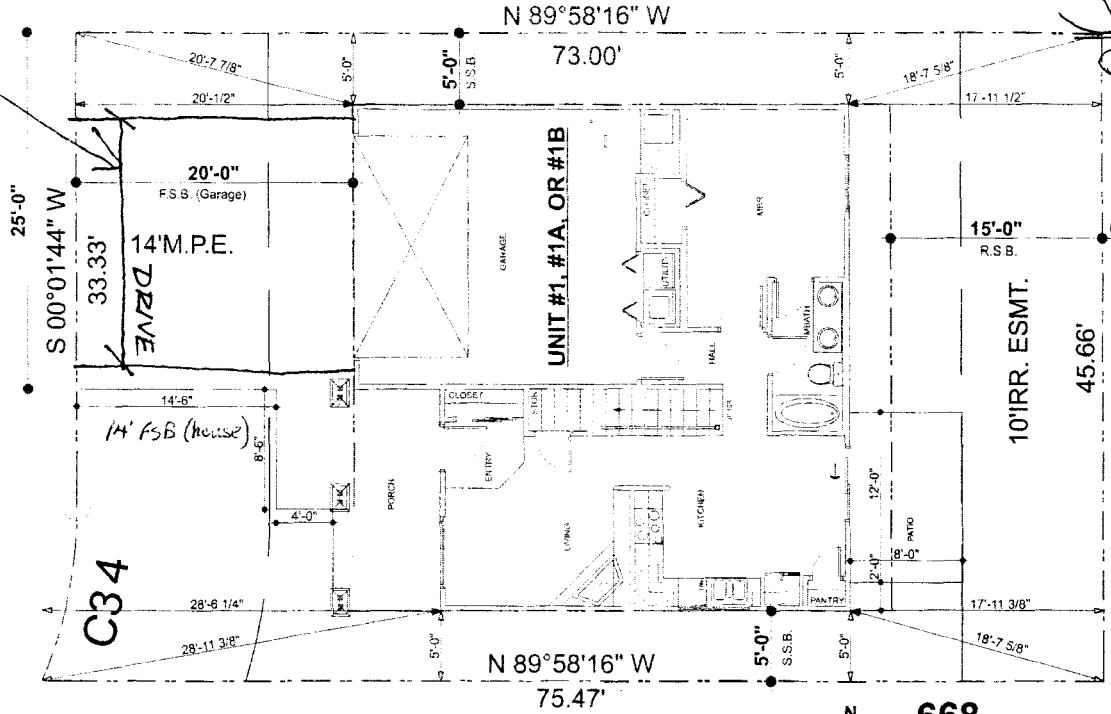
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>61619799</u>
Utility Accounting <u>[Signature]</u> Date <u>12/19/06</u>

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 *DRP Utilize Magna 12/19/06*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. ALL SETBACKS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. LOCATIONS AND IDENTIFY EASEMENTS AND PROPERTY LINES.

**THERESA CT.** "2, b1"

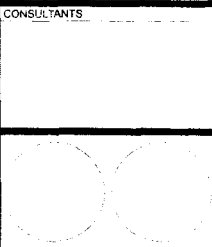


**668**  
**THERESA CT**  
 3,343. SQ. FT.  
 0.076 ACRES  
**LOT 24**  
 1/4" = 1'-0"

- 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) Finish 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.

*Handwritten signature and date: 11-30*

**GENESIS DESIGNS:**  
 Architecture + Planning, P.C.  
 P.O. Box 1851  
 Grand Junction, Colorado 81502  
 (P) 970.245.6093  
 (F) 970.245-7568  
 www.genesisarchitect.com



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

MARK	DATE	DESCRIPTION
8	10/06	

DRAWN BY: M.E.M.  
 CHECKED BY: MARC MAURER, AIA  
 COPYRIGHT: Genesis Designs Architecture + Planning, P.C.  
 11/20/06

SHEET TITLE  
**LOT 24**

**C-01**  
 SHEET 1 OF 1