

FEE \$ 10.00  
 TCP \$ 1534.00  
 SIF \$ 440.00

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

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

#### Community Development Department

Building Address 669 Theresa Ct.  
 Parcel No. 2945-041-27-0018  
 Subdivision Brookwillow  
 Filing 1 Block \_\_\_\_\_ Lot 18

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1692  
 Sq. Ft. of Lot / Parcel 3330  
 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 Homes  
 Address 786 Valley Ct.  
 City / State / Zip GT 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>per plan</u>		
SETBACKS: Front <u>per plan w/ house / 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>RAJ</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).

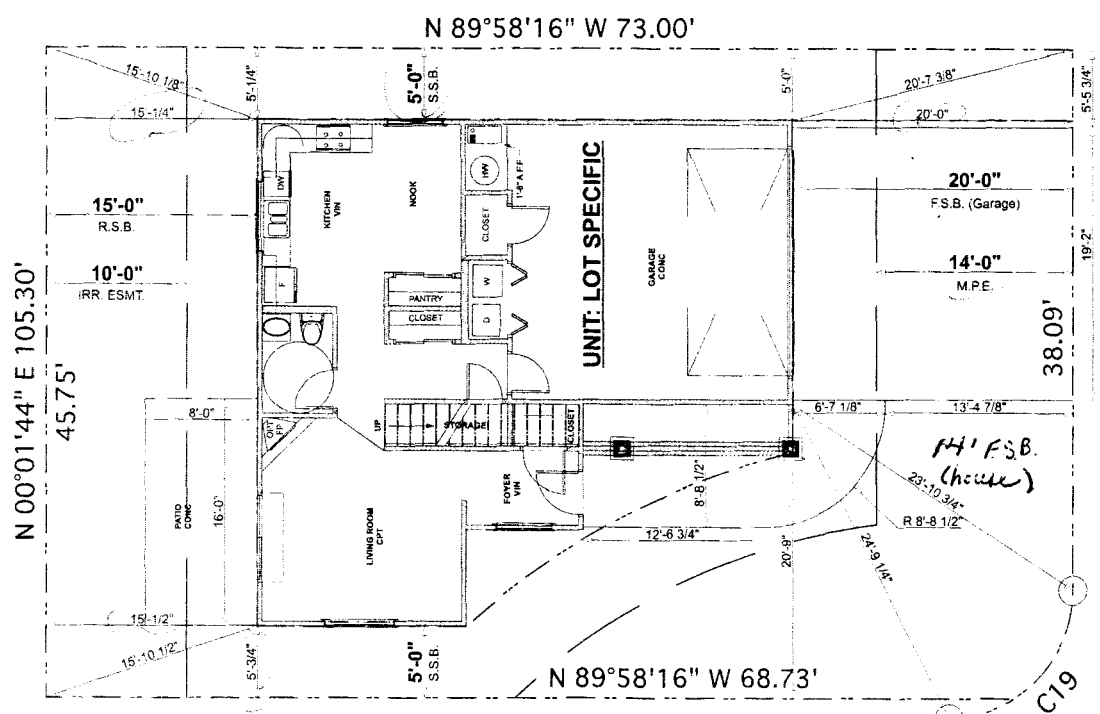
Applicant Signature [Signature] - Agent Date 10/30/08  
 Department Approval JOR Gaylen Haden Date 12/5/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19752</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-5-06</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)

*Handwritten notes:*  
 11-11-06  
 [Signature]

*Handwritten note:*  
 ACCEPTED FOR REVIEW  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE ARCHITECTS RESERVE THE RIGHT TO CORRECTLY LOCATE AND MARK THE EASEMENTS AND PROPERTY LINES.



- 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.

**THERESEA CT.**



**GENESIS DESIGNS:**  
 Architecture + Planning, P.C.  
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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: MEM  
 CHKD BY: MARC MAURER, A.I.A.  
 COPYRIGHT: Genesis Designs Architecture + Planning, P.C.

SHEET TITLE

LOT 18

**C-01**

SHEET 1 OF 1