

FEE \$ 10. ⁰⁰ / ₁
TCP \$ 1539. ⁰⁰ / ₁
SIF \$ 460. ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 670 Theresa Ct.
 Parcel No. 2945-041-09-002
 Subdivision Brookwillow
 Filing _____ Block _____ Lot 25

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1610
 Sq. Ft. of Lot / Parcel 3339

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 Moses
 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>RD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20</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) _____	Special Conditions <u>per approved site 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 8/11/06

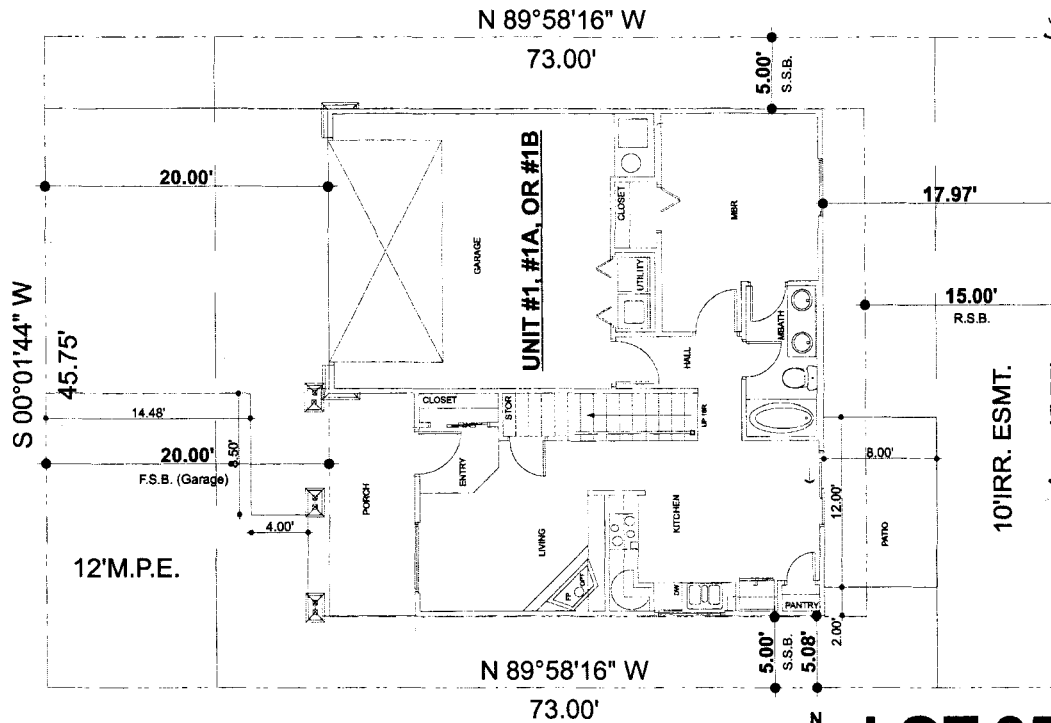
Department Approval [Signature] Date 8/11/06 10/02/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19529

Utility Accounting [Signature] Date 10/02/06

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)

THERESA CT.



670 Theresa Ct.

LOT 25
3,339. SQ. FT.
0.076 ACRES

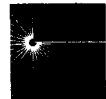
LOT 25
1/4" = 1'-0"

OK
PAID
8-14-06

ACCEPTED
ANY CHANGES MUST BE APPROVED BY THE PLANNING DEPT. BEFORE ANY CONSTRUCTION BEGINS. THE ARCHITECT IS NOT RESPONSIBLE FOR VERIFYING THE LOCATION OF EASEMENTS AND PROPERTY LINES.

NOTES:

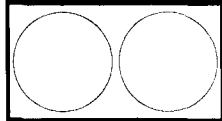
- 1) Errors or omissions shall be brought immediately to the architect's attention prior to construction.
- 2) Builder/Owner shall field verify site conditions and all dimensions prior to construction.
- 3) Builder/Owner shall refer to recorded plat for lot dimensions, curve data, easements, rights-of-way, 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.



GENESIS DESIGNS:
Architecture + Planning, P.C.
P.O. Box 1851
Grand Junction, Colorado 81502
(P) 970.245.8093
(F) 970.245-7556
www.genesisarchitect.com

CONSULTANTS

Blank space for consultant information.



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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Genesis Designs: Architecture + Planning, P.C.
2006

SHEET TITLE
LOT 25

A-01

SHEET 1 OF 7