

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 671 Theresia Ct
 Parcel No. 2945-041-27-017
 Subdivision Brookmillon
 Filing 1 Block _____ Lot 17

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1597
 Sq. Ft. of Lot / Parcel 4195
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Dater LLC
 Address 786 Valley Ct
 City / State / Zip GJCO 86505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Grace Hones
 Address _____
 City / State / Zip _____
 Telephone _____

***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> <i>per plan 14' house</i> SETBACKS: Front <u>20' garage</u> from property line (PL) Side <u>5</u> from PL Rear <u>15</u> from PL Maximum Height of Structure(s) <u>per plan</u> Voting District <u>B</u> Driveway Location Approval <u>RAD</u> <small>(Engineer's Initials)</small>	Maximum coverage of lot by structures <u>per plan</u> Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> Parking Requirement <u>2</u> Special Conditions _____
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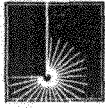
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 11/29/06
 Department Approval [Signature] Date 12/11/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>197666</u>
Utility Accounting <u>Kate Gelsberry</u>	Date <u>12/11/06</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)



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CONSULTANTS

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

MARK DATE DESCRIPTION
10/24/06 STEAK

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CHECK BY: MRC/MAL/BS/ALA
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SHEET TITLE

LOT 17

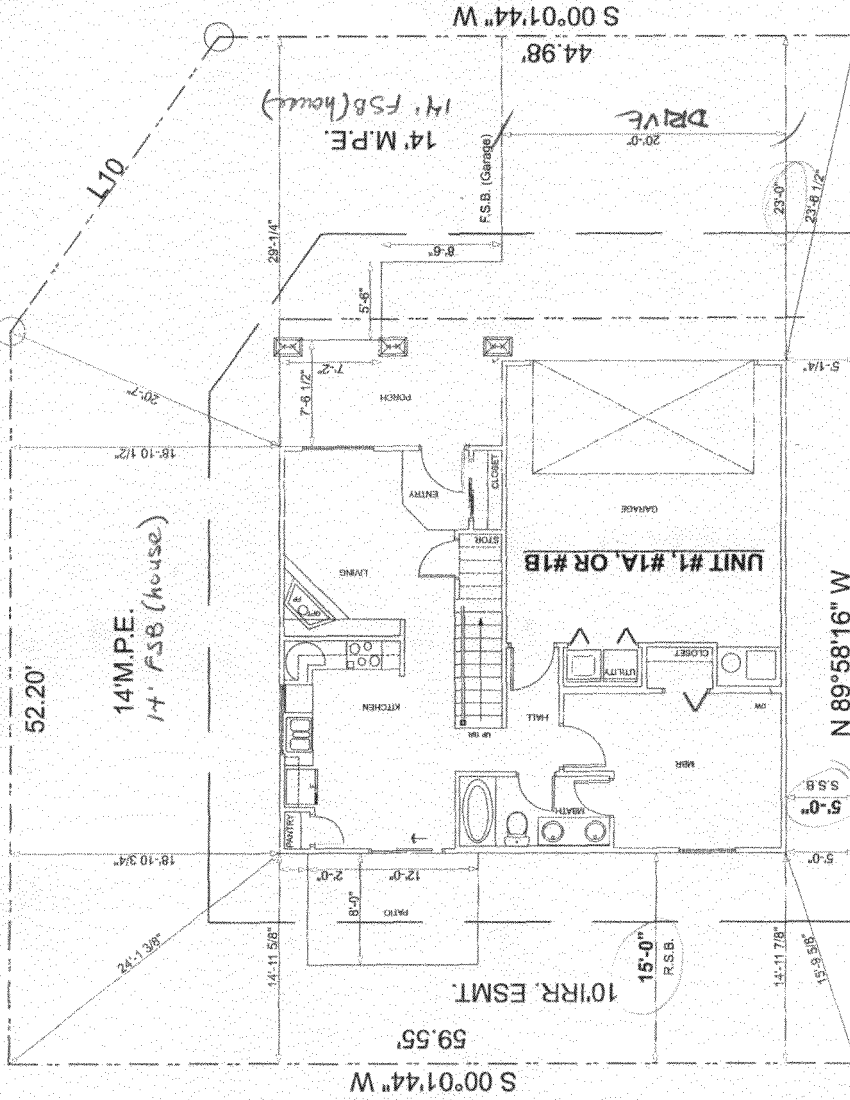
C-01
SHEET 1 OF 1

BROOKWILLOW LOOP

N 89°58'16" W

52.20'

14' M.P.E.
14' F.S.B. (house)



NOTES:

- 1) Errors or omissions shall be brought immediately to the architect's attention prior to construction.
- 2) Builder/Owner shall verify field 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 framework dimensions to edge of framework. Where no dimension is shown align framework 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.

N 671

THERESA CT.

4,195 SQ. FT.

0.096 ACRES

Lot 17

1/4" = 1'-0"

ACCEPTED *Dr. William Morgan* 12/11/06
APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Theresa OK
11-30-06

THERESA CT.

S 00°01'44" W

44.98'

DRIVE

14' M.P.E.

14' F.S.B. (house)

N 89°58'16" W

73.00'

S 00°01'44" W

59.55'

10' IRR. ESMT.

15'-0" R.S.B.

14'-11.7/8"

15'-9.9/8"

5'-0" S.S.B.

5'-0"

18'-10.3/4"

16'-10.1/2"

20'-7"

23'-0"

23'-9.1/2"

8'-6"

5'-5"

7'-6.1/2"

28'-1/4"

I

2

3

4

5

D

C

B

A

2

3

4

5