

FEE \$	10.00
TCP \$	1539.00
SIF \$	400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

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

Building Address 672 Theresa Ct.  
 Parcel No. 2945-041-27-026  
 Subdivision Brookmillon  
 Filing 1 Block \_\_\_\_\_ Lot 26

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1467  
 Sq. Ft. of Lot / Parcel 3825  
 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 Homes  
 Address 786 Valley Ct.  
 City / State / Zip GJ 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 1st House / 20' Garage</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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>6</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).

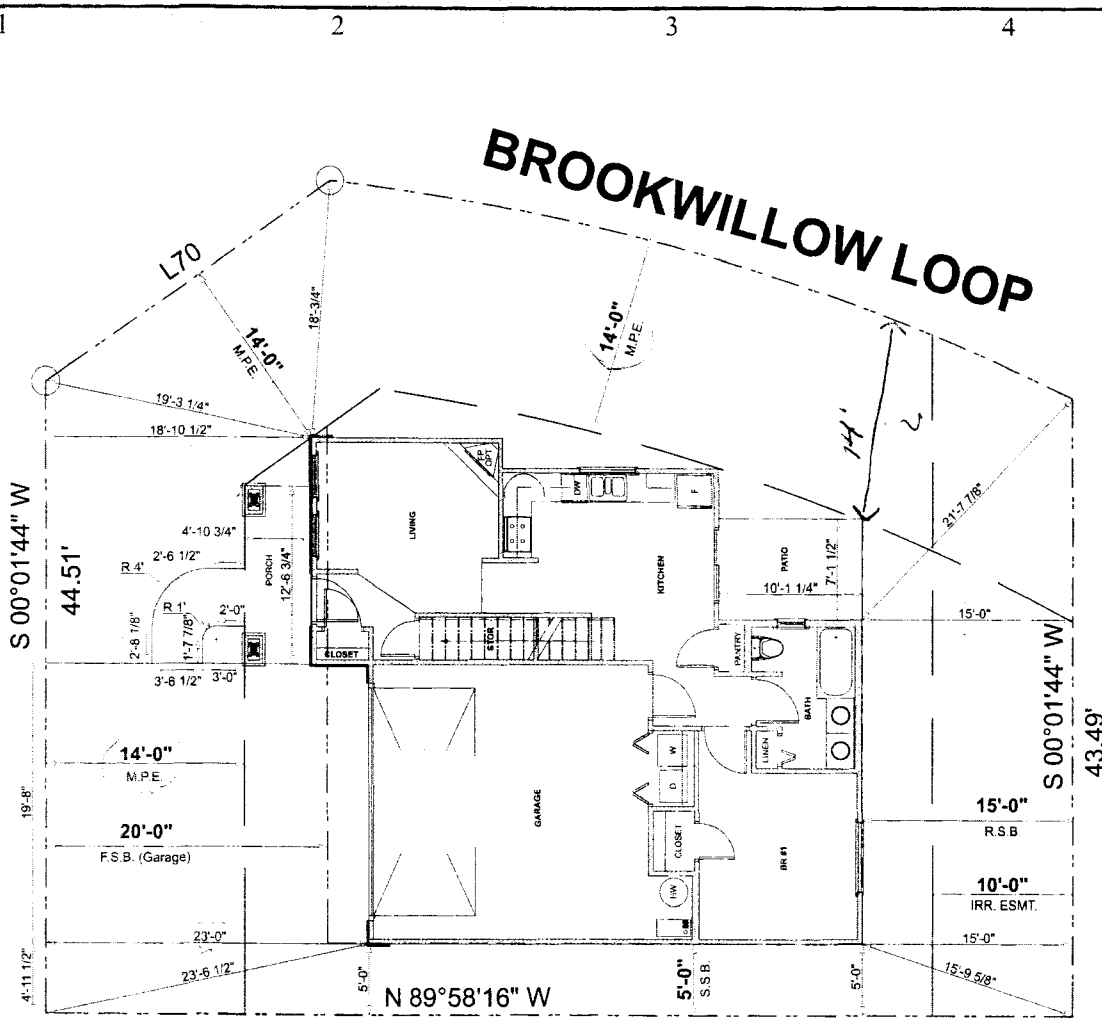
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/30/06  
 Department Approval [Signature] Date 11-10-06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19696</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/16/06</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)

**THERESA CT.**



**BROOKWILLOW LOOP**

S 00°01'44" W  
44.51'  
19'-9"  
20'-0"  
F.S.B. (Garage)

S 00°01'44" W  
43.49'

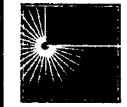
N 89°58'16" W

73.00'  
N  
**672**  
**THERESA CT.**  
3,825 SQ. FT.  
0.087 ACRES  
**Lot 26**  
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.

ACCEPTED *DR*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANTS ASSUME RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Grace Jones*  
*Marc Maurer*  
11-14-06



**GENESIS DESIGNS:**  
Architecture + Planning, P.C.  
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www.genesisarchitect.com

CONSULTANTS

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

MARK	DATE	DESCRIPTION
	10/24/06	SITE PLAN

DRAWN BY: M.E.M.  
CHKD BY: MARC MAURER, AIA  
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2006

SHEET TITLE  
**LOT 26**

**C-01**  
SHEET 1 OF 1