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|--------|---------|
| FEE \$ | 10.00 |
| TCP \$ | 1589.00 |
| SIF \$ | 400.00 |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 663 Pleasant Ct.
 Parcel No. 2945-041-27-009
 Subdivision Brookmillow
 Filing 1 Block _____ Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed ~~1642~~ 1642
 Sq. Ft. of Lot / Parcel 3327
 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 81515
 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front 20' Garage 14' House from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District B Driveway Location Approval _____
 (Engineer's Initials)

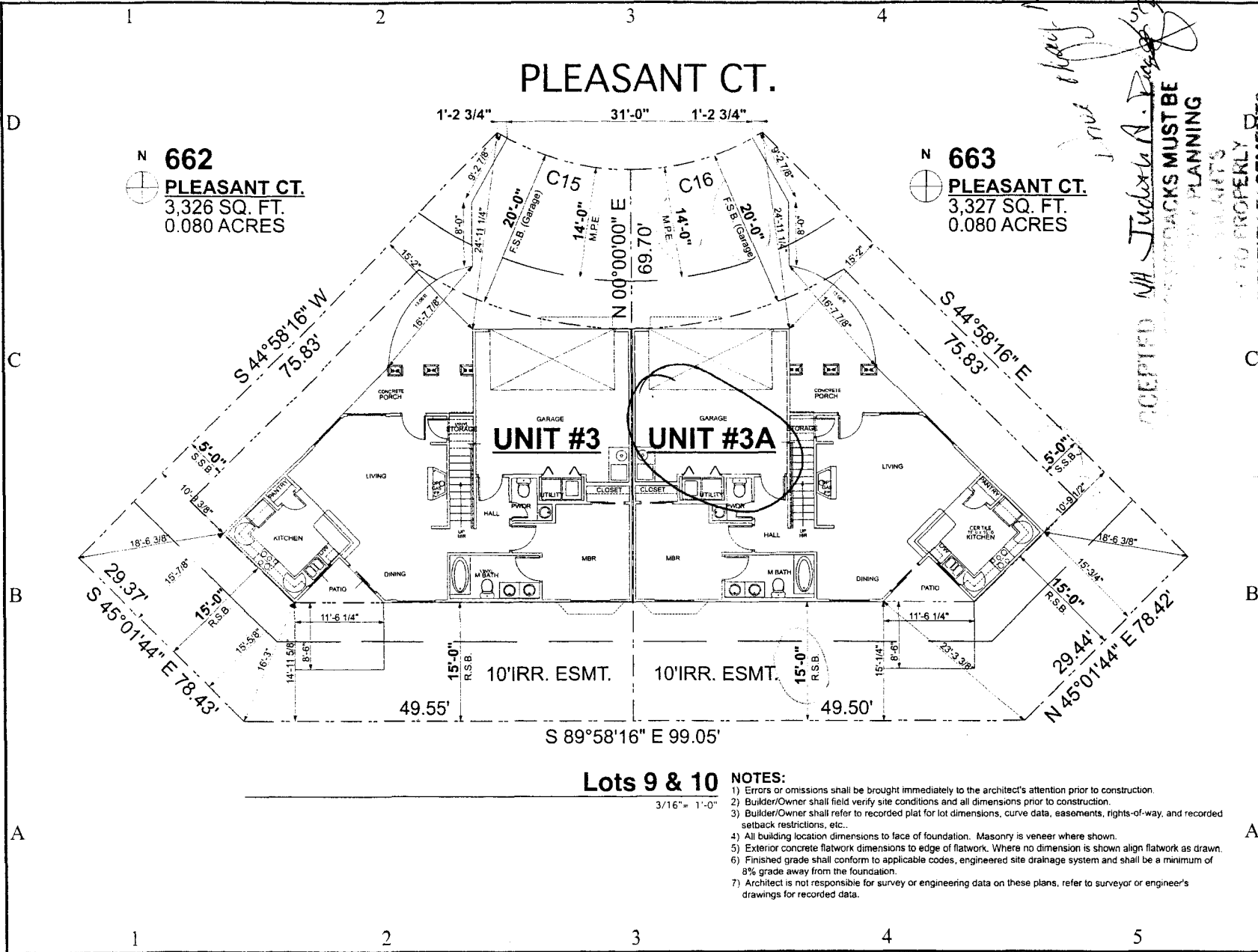
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 1/17/07
 Department Approval NA [Signature] Date 3/16/07

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>20009</u> |
| Utility Accounting <u>Kate Celsberg</u> | Date <u>3/16/07</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)



N 662
PLEASANT CT.
3,326 SQ. FT.
0.080 ACRES

N 663
PLEASANT CT.
3,327 SQ. FT.
0.080 ACRES

PLEASANT CT.

Lots 9 & 10

3/16" = 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.

RECEIVED WA TUESDAY A. P. 10/1/07
 NOT RECORDED
 WA
 10/1/07

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CONSULTANTS

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

| MARK | DATE | DESCRIPTION |
|------|----------|-------------|
| | 11/15/06 | SITE PLAN |

DRAWN BY: M.E.M.
CHKD BY: MARC MAURER, A.I.A.
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Genesis Designs Architecture + Planning, P.C.
11-06

SHEET TITLE
LOTS 9 & 10

C-01
SHEET 1 OF 1

TO PROPERLY IDENTIFY EASEMENTS AND PROPERTY LINES

SETBACKS MUST BE RECORDED IN PLANNING