

FEE \$	10.00 ⁰⁰
TCP \$	1500.00 ⁰⁰
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 662 Theresa Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-041-~~09002~~ 27-022 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1650
 Subdivision Brook willow Sq. Ft. of Lot / Parcel 3527
 Filing (circled) Block _____ Lot 22
 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 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 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>PD</u>	Maximum coverage of lot by structures <u>per plan</u>
SETBACKS: Front <u>25</u> from property line (PL) <u>per plan 14' house 20' garage</u>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
EAST Side <u>15</u> from PL	Parking Requirement <u>2</u>
WEST Side <u>15</u> from PL	Special Conditions <u>Per approved site plan</u>
Maximum Height of Structure(s) <u>per 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).

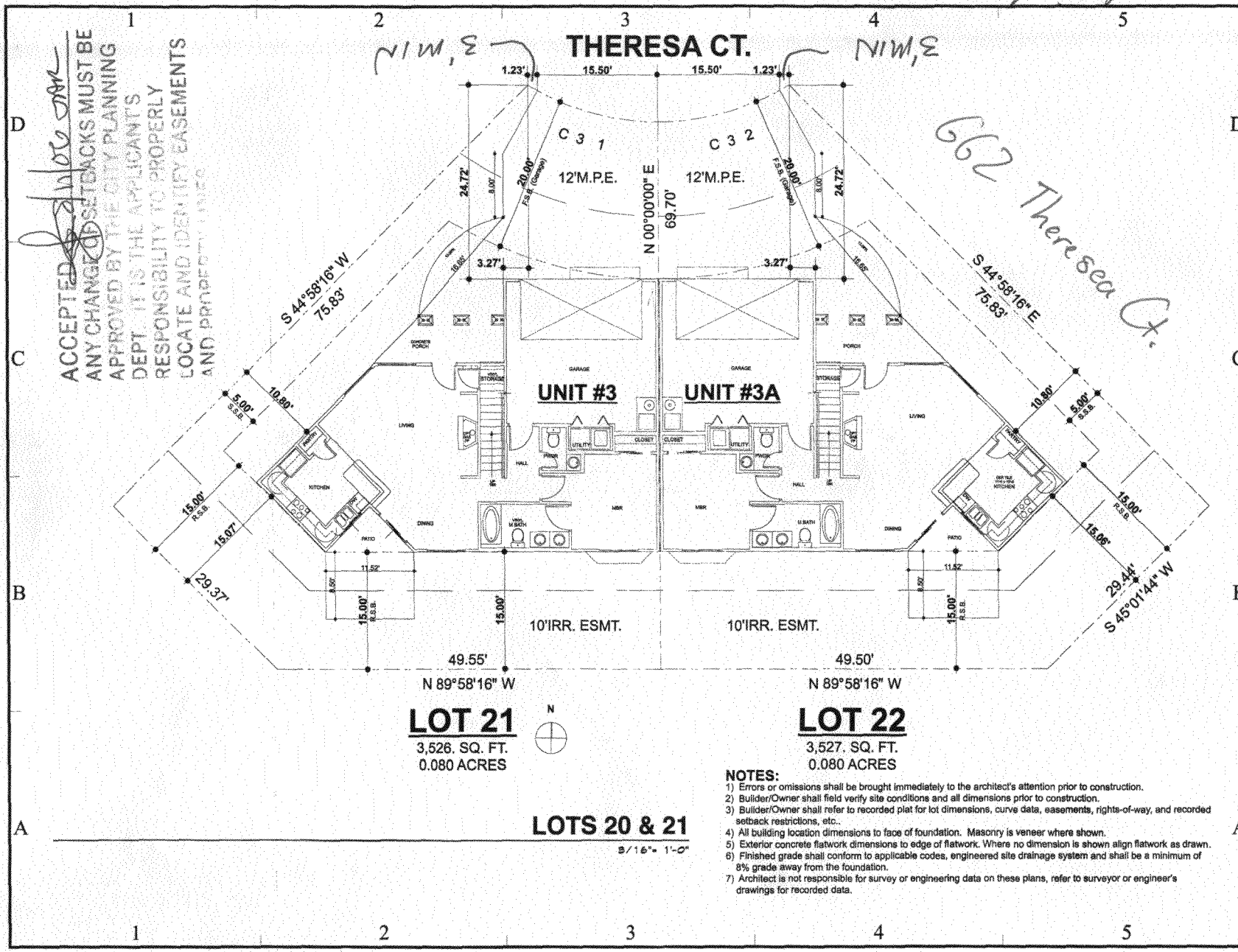
Applicant Signature (Signature) - Agent Date 8/11/06

Department Approval (Signature) Date 8/11/06 1/24/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19936</u>
Utility Accounting <u>(Signature)</u>	Date <u>1-24-07</u>		

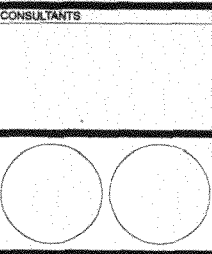
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

*Review OK as modified
 8-14-06*



ACCEPTED *[Signature]*
 ANY CHANGES OR SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

GENESIS DESIGNS:
 Architecture + Planning, P.C.
 P.O. Box 1851
 Grand Junction, Colorado 81502
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 (F) 970.245.7668
 www.genesisarchitect.com



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

MARK	DATE	DESCRIPTION
	6/19/06	

DRAWN BY: M.E.M.
 CHKD BY: MARC MAURER, A.I.A.
 COPYRIGHT
 Genesis Designs: Architecture + Planning, P.C.
 2006

SHEET TITLE
LOTS 20 & 21

A-04
 SHEET 4 OF 7

- NOTES:**
- Errors or omissions shall be brought immediately to the architect's attention prior to construction.
 - Builder/Owner shall field verify site conditions and all dimensions prior to construction.
 - Builder/Owner shall refer to recorded plat for lot dimensions, curve data, easements, rights-of-way, and recorded setback restrictions, etc.
 - All building location dimensions to face of foundation. Masonry is veneer where shown.
 - Exterior concrete flatwork dimensions to edge of flatwork. Where no dimension is shown align flatwork as drawn.
 - Finished grade shall conform to applicable codes, engineered site drainage system and shall be a minimum of 8% grade away from the foundation.
 - Architect is not responsible for survey or engineering data on these plans, refer to surveyor or engineer's drawings for recorded data.