

FEE \$ 10. ⁰⁰
TCP \$ 1589. ⁰⁰
SIF \$ 460. ⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 663 Theresca Ct. (Unit #2) No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-041 ~~2945-006~~ 27-021 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1650
 Subdivision Brookwilla Sq. Ft. of Lot / Parcel 3526
 Filing _____ Block _____ Lot 21 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 CO 81505

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Grace Haes
 Address 786 Valley Ct.
 City / State / Zip CO 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.

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>20</u> ^{per plan 20' garage/HI} from property line (PL) ^{house}	Permanent Foundation Required: YES <u>A</u> NO _____
Side <u>5</u> ^{West} from PL ^{Sum} Rear <u>15</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35</u> ^{per plan}	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).

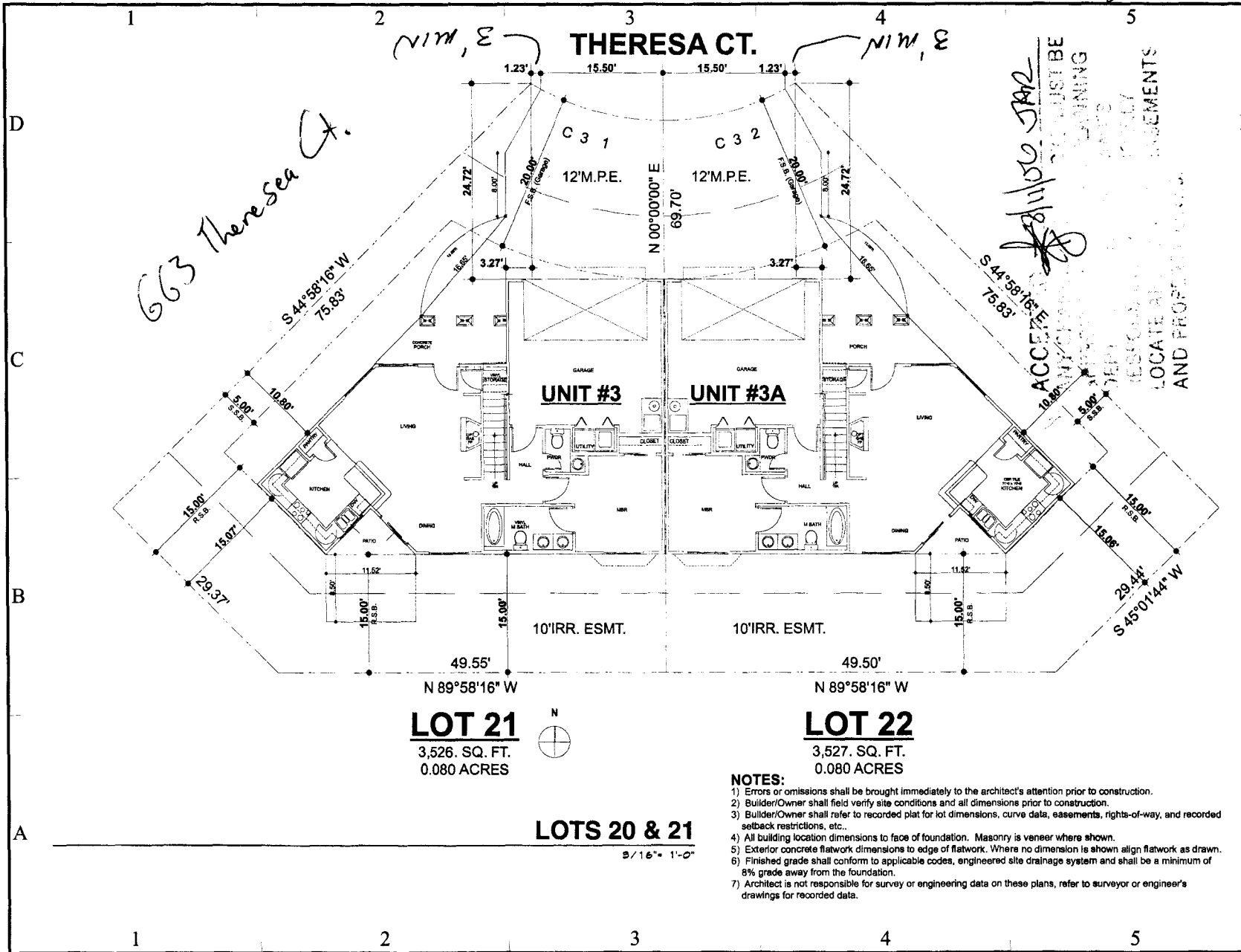
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include, but not necessarily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

Applicant Signature [Signature] Date 8/11/06
 Department Approval [Signature] Date 8/11/06

Additional water and/or sewer tap fee(s) are required: <u>YES</u>	NO	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>1/24/07</u>	<u>19937</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
 RFD*



663 Theresa Ct.


*ACCESS TO UNIT #3A
 MUST BE LOCATED AT THE POINTS
 AND PROPOSED EASEMENTS*

LOT 21
 3,526. SQ. FT.
 0.080 ACRES

LOT 22
 3,527. SQ. FT.
 0.080 ACRES

LOTS 20 & 21
 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.



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CONSULTANTS

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.
1/02 1/02

SHEET TITLE
LOTS 20 & 21

A-04

SHEET 4 OF 7