

FEE \$ 10.00
 TCP \$ 2,554.00
 SIF \$ 460.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2457^{2H} Brookwillow Loop No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-041-26-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1607
 Subdivision Brookwillow Village Sq. Ft. of Lot / Parcel 4016 sq ft
 Filing 3 Phase 2 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2658 sq ft
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 Address 786 Valley Ct
 City / State / Zip Grand Junction, 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 Grand Jct CO 81505
 Telephone (970) 248-8511

***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> per plan house 14' - garage 20' SETBACKS: Front _____ 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>PH</u> (Engineer's Initials)	Maximum coverage of lot by structures <u>per plan</u> Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____ Parking Requirement <u>2</u> PAID Special Conditions <u>AUG 05 2008</u> <u>TB</u>

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).

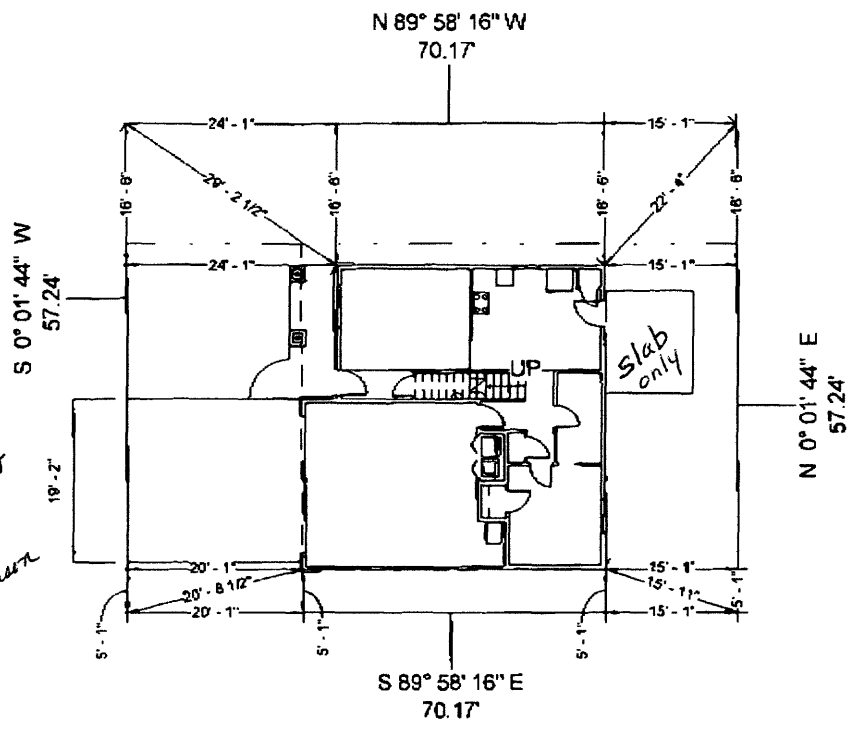
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] for Grace Homes Date 7-31
 Department Approval PH Pat Dunlap Date 8/5/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>21153</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/5/08</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)

Att: Gaylene 256-4031



driveway OK
Gaylene Henderson

--- Setback Lines
- - - 14' Multi-Purpose Easement

ACCEPTED BY *Patt Dunlap 8/5/08*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

1 Site Plan
1" = 20'-0"

Flatwork Schedule	
Room Name	Area

Driveway	387 SF
Front Porch	107 SF
Patio	123 SF
617 SF	

Site & Plan Information

2457 Brookwillow Lp

Subdivision	Brookwillow	
Plan Name	Plan 1B-Cimarron	
Filing Number	0	
Block Number	0	
Lot Number	9	
County	Mesa	
house 14'	Front	20' Garage
Setbacks Used	Side	5'
	Rear	15'

Sqft Information

Living Sqft	1607
Garage Sqft	434
Lot Size	4,016 Sqft

Note:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE PULLED FROM EDGE OF FOUNDATION.

- NOTICE:**
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
 - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
 - THIS PLAN HAS NOT BEEN ENGINEERED. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION.