

FEE \$	10 <sup>00</sup>
TCP \$	2554 <sup>00</sup>
SIF \$	460 <sup>00</sup>

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

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

Building Address 246 1/2 Brookwillow No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-041-26-001 Master Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1611  
 Subdivision Brookwillow Sq. Ft. of Lot / Parcel 4887 sq ft  
 Filing III Block \_\_\_\_\_ Lot 27 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2700  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct  
 City / State / Zip Grand Jct 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 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>PP</u> <del>(underlying zone P8)</del>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>14'</u> <sup>house</sup> from property line (PL) <u>20'</u> <sup>garage</sup>	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> <u>PAID</u>
Maximum Height of Structure(s) _____	Special Conditions <u>OCT 09 2008</u>
Voting District <u>B</u> Driveway Location Approval <u>PP</u> <u>TB</u> <small>(Engineer's Initials)</small>	

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 10-2-08  
 Department Approval [Signature] Gaylen Henderson Date 10/9/08

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>21243</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/9/08</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)

# Site & Plan Information

## 2461 1/2 Brookwillow

Subdivision	Brookwillow
Plan Name	Plan 1A- Centennial
Filing Number	3
Block Number	0
Lot Number	27
County	Mesa
Setbacks Used	Front <i>2014</i>
	Side 5
	Rear 15

### Sqft Information

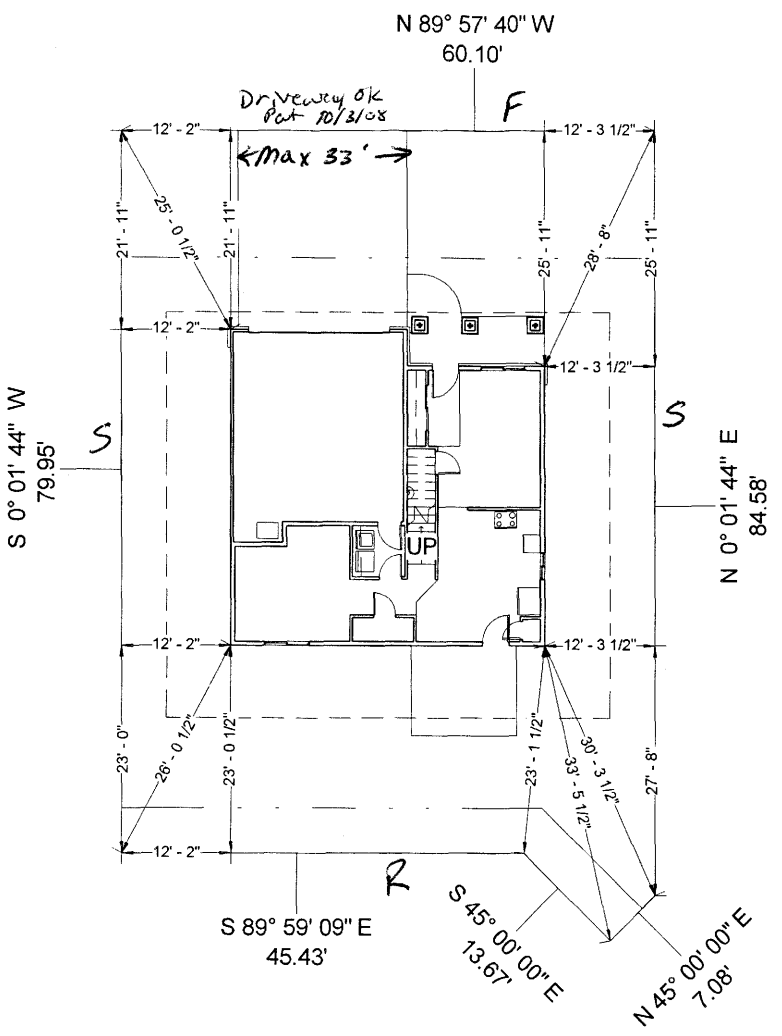
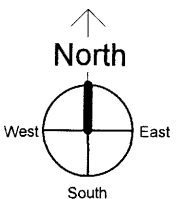
Living Sqft	1611
Garage Sqft	429
Lot Size	4,887 Sqft

**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.



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

ACCEPTED *PD Gaylen Henderson*  
 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.

Flatwork Schedule	
Room Name	Area

Driveway	423 SF
Front Porch	114 SF
Patio	123 SF
	660 SF

1 Site Plan  
 1" = 20'-0"