

|        |                    |
|--------|--------------------|
| 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. \_\_\_\_\_

Revision 11/5/08

Building Address 2461 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 248-8811

**\*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>(residential zone R8)</del>                               | Maximum coverage of lot by structures _____          |  |  |
| SETBACKS: Front <u>14'</u> <sup>house</sup> from property line (PL)           | Permanent Foundation Required: YES <u>X</u> NO _____ |  |  |
| Side <u>5'</u> from PL                                                        | Parking Requirement <u>2</u> <b>PAID</b>             |  |  |
| Rear <u>15'</u> from PL                                                       | Special Conditions <u>OCT 09 2008</u>                |  |  |
| Maximum Height of Structure(s) _____                                          |                                                      |  |  |
| Voting District <u>B</u>                                                      | Driveway Location Approval <u>PP</u> <b>TB</b>       |  |  |
|                                                                               | (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] for Grace Homes Date 10-2-08  
 Department Approval [Signature] Gayleen Henderson Date 10/9/08

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 21243

Utility Accounting [Signature] Date 10/9/08

# 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>20-14</i>  |
|               | Side 5              |
|               | Rear 15             |

### Sqft Information

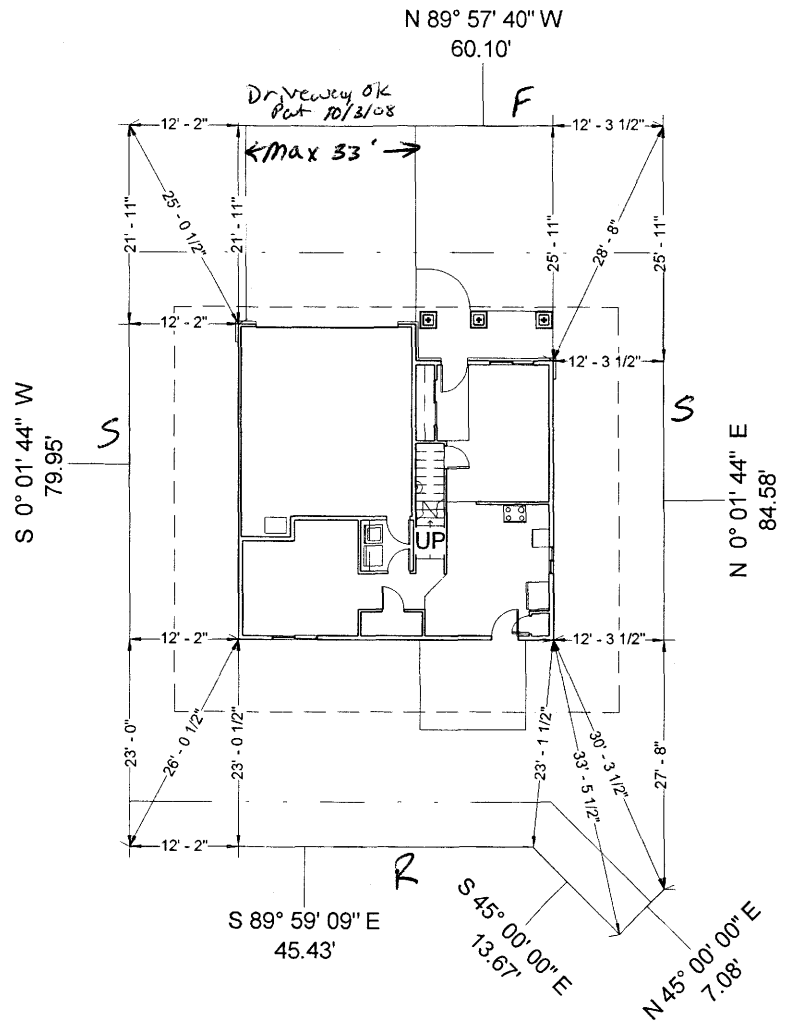
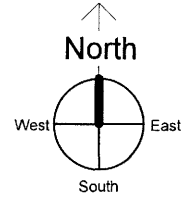
|             |            |
|-------------|------------|
| Living Sqft | 1611       |
| Garage Sqft | 429        |
| Lot Size    | 4,887 Sqft |

**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

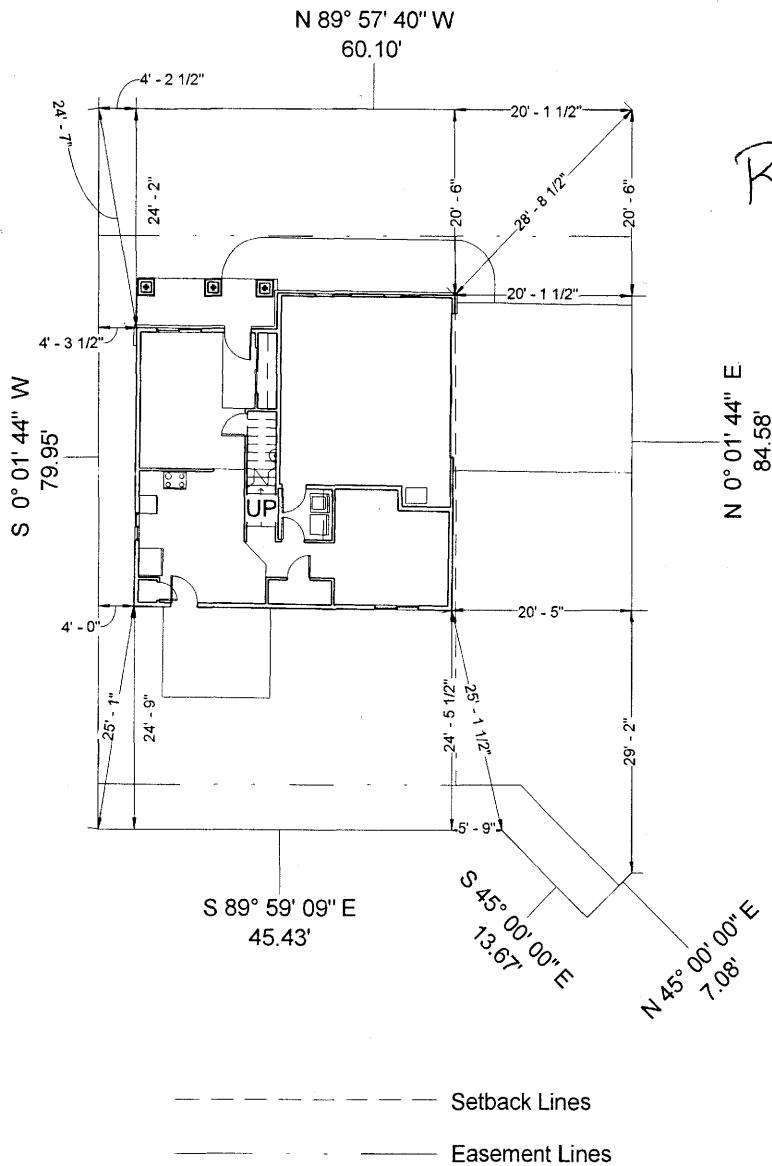
ACCEPTED PD *Gayle Anderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION  
 IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

| Flatwork Schedule |      |
|-------------------|------|
| Room Name         | Area |

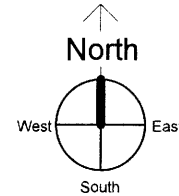
|             |        |
|-------------|--------|
| Driveway    | 423 SF |
| Front Porch | 114 SF |
| Patio       | 123 SF |
|             | 660 SF |

1 Site Plan  
 1" = 20'-0"

# Brookwillow Loop



*Revision*



ACCEPTED *Pat Dunlap* 11/5/08  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THE OWNER ACCEPTS RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND EASEMENTS.

| Flatwork Schedule |      |
|-------------------|------|
| Room Name         | Area |

|             |        |
|-------------|--------|
| Driveway    | 379 SF |
| Front Porch | 90 SF  |
| Patio       | 123 SF |
| Sidewalk    | 176 SF |
|             | 769 SF |

## 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               | 28' 14" |
|               | Side                | 5       |
|               | Rear                | 0       |

## Sqft Information

|             |             |
|-------------|-------------|
| Living Sqft | 1611        |
| Garage Sqft | 429         |
| Lot Size    | 4,887 Sqft. |

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1 Site Plan  
 1" = 20'-0"