

FEE \$ 10
 TCP \$ 2554
 SIF \$ 460

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 669 Alexia Ct
 Parcel No. 2945-041-37-023
 Subdivision Brookwillow Village
 Filing 3 Block NA Lot 23

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1782
 Sq. Ft. of Lot / Parcel 3917
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2133 ~~2133~~ 2 story
 Height of Proposed Structure 22'

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 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.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF			
ZONE <u>PD</u>	Maximum coverage of lot by structures _____		
SETBACKS: Front <u>14</u> <u>garage front 20</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>5</u> from PL Rear <u>15</u> from PL	Floodplain Certificate Required: YES _____ NO _____		
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>		
Voting District <u>B</u> Driveway Location Approval <u>KF</u> (Engineer's Initials)	Special Conditions <u>driveway must be 12' wide at street with minimum of 2' setback from southern property line & 6' setback from north westerly property line per dev engineer KF</u>		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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] or GRACE HOMES Date 3-23-09

Planning Approval [Signature] Date 4/2/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>21371</u>
Utility Accounting <u>[Signature]</u> Date <u>4-7-09</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Site & Plan Information

669 Alexia Ct.

Subdivision	Brookwillow Ph.2	
Plan Name	Sierra Brook	
Filing Number	3	
Block Number	0	
Lot Number	23	
County	Mesa	
Setbacks Used	Front	15' 14"
	Side	5
	Rear	25' 15"

Sqft Information

Living Sqft	1782
Garage Sqft	401
Lot Size	3,917 Sqft.

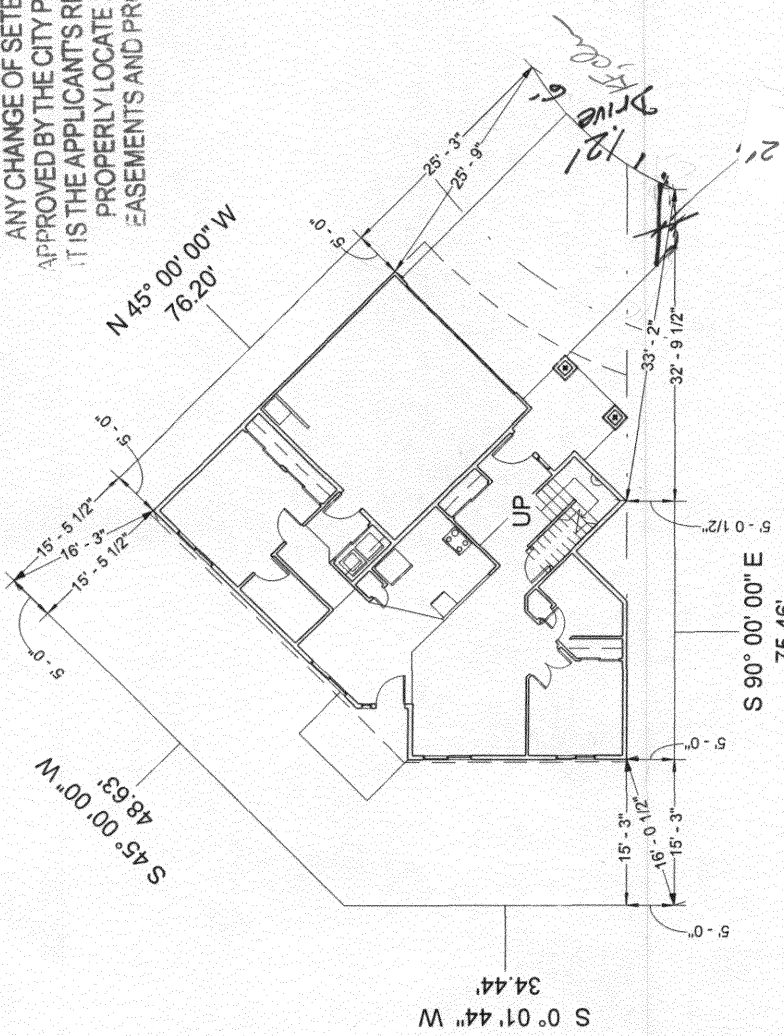
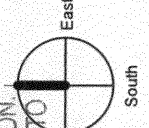
Note:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE PULLED FROM EDGE OF FOUNDATION.

- 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.

ACCEPTED *in Fort Collins 4/2/09*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY ALL EASEMENTS AND PROPERTY LINES.



Setback Lines

5' of a 10' Drainage Easement

Multi-Purpose Easement

Room Name	Area
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Covered Patio	79 SF
Driveway	451 SF
Patio	78 SF
	607 SF

1 Site Plan
1" = 20'-0"