

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 670 Alexia Ct
 Parcel No. 2945-041-37-029
 Subdivision Brookwillow Village
 Filing 3 Block NA Lot 29

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1125
 Sq. Ft. of Lot / Parcel 4195 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2172 sq ft
 Height of Proposed Structure 17'

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.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>14' house</u> <u>20' garage</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>N/A</u>
Maximum Height of Structure(s) _____	Parking Requirement <u>2</u>
Voting District <u>B</u> Driveway Location Approval <u>JDH</u> (Engineer's Initials)	Special Conditions _____

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] for Grace Homes Date 3-10-09

Planning Approval JDH. C. Mckee Date 3/13/09

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21360</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/19/09</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

670 Alexia Ct.

Subdivision	Brookwillow Ph.2	
Plan Name	Black Hawk	
Filing Number	3	
Block Number	0	
Lot Number	29	
County	Mesa	
Setbacks Used	Front	20
	Side	5
	Rear	15

Sqft Information

Living Sqft	1125
Garage Sqft	421
Lot Size	4195 Sqft.

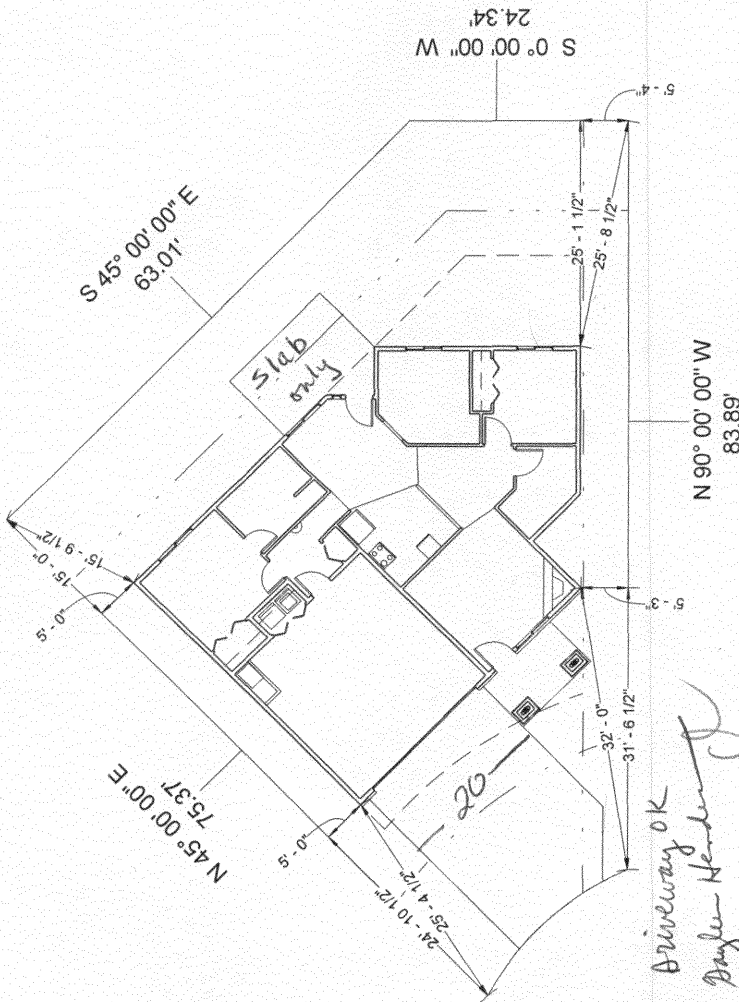
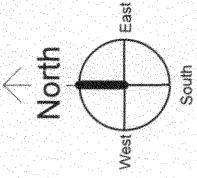
Note:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS. DIMENSIONS WILL BE PULLED FROM EDGE OF FOUNDATION.

- NOTICE:**
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
 3. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
 4. 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.



Driveway OK
Danley Henderson

- Setback Lines
- 5' Drainage Easement
- 14' Multi-Purpose Easement
- 10' Drainage Easement

3-19-09 Danley Henderson
ACCEPTED bid
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.

Room Name	Area
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Covered Entry	72 SF
Driveway	418 SF
Patio	137 SF
	627 SF

1 Site Plan
1" = 20'-0"