

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

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

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

Building Address 669 Serenity Ct.  
 Parcel No. 2945-041-37-004  
 Subdivision Brookwillow  
 Filing 3 Block N/A Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1546  
 Sq. Ft. of Lot / Parcel 3,917 sqft ✓  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2201 sqft. ✓  
 Height of Proposed Structure 17 feet 8

**OWNER INFORMATION:**

Name Darter L.L.C.  
 Address 786 Valley Court  
 City / State / Zip G.I. 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 G.I. CO. 81505  
 Telephone 970-248-8525

\*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 PD Maximum coverage of lot by structures N/A  
 SETBACKS: Front 20 <sup>garage setback</sup> from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5 from PL Rear 15 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) \_\_\_\_\_ Parking Requirement 2  
 Voting District B Driveway Location Approval ADJ Special Conditions \_\_\_\_\_  
 (Engineer's Initials)

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 Heather Alford Date 7-2-09  
 Planning Approval PO C McKee Date 7/8/09

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>21472</u>
Utility Accounting <u>PO C McKee</u>	Date <u>7-28-9</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 Serenity Ct.

Subdivision	Brookwillow Ph.2	
Plan Name	Black Hawk	
Filing Number	3	
Block Number	0	
Lot Number	4	
County	Mesa	
Setbacks Used	Front	20
	Side	5
	Rear	15

## Sqft Information

Living Sqft	1143
Garage Sqft	403
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:**

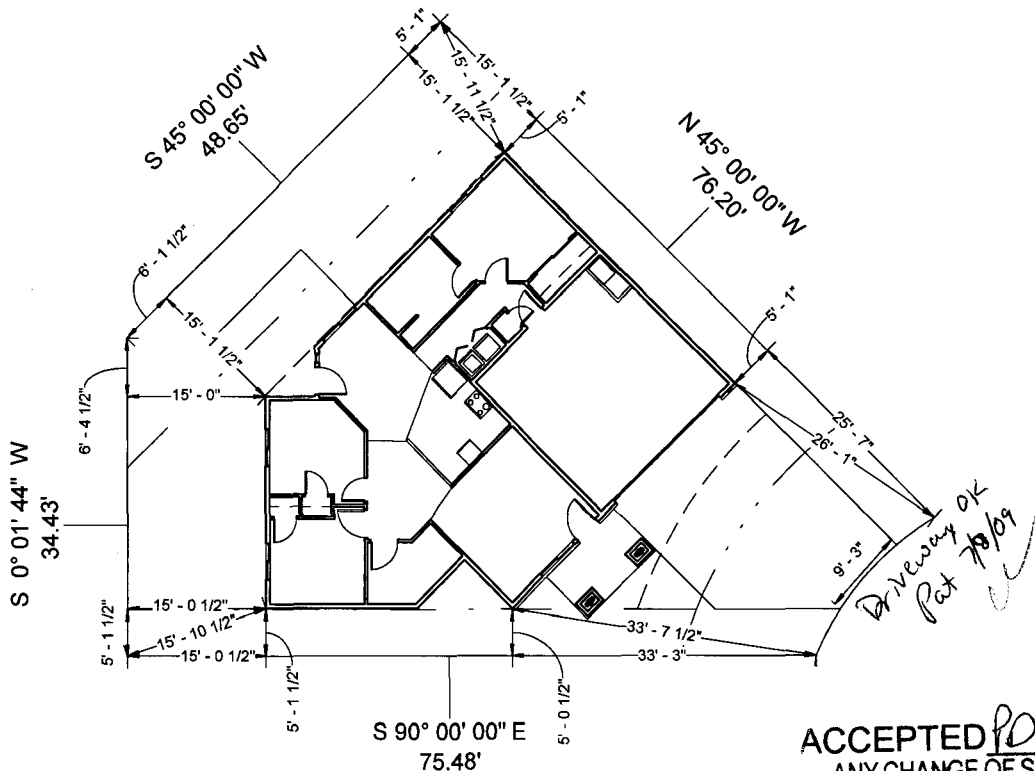
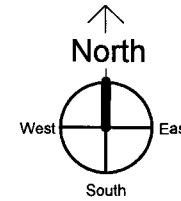
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS
- THIS PLAN HAS NOT BEEN ENGINEERED. SEE SEPARATE 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** *PO C McKee*  
 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.

- Setback Lines
- - - - - 10' of a 15' Drainage Easement
- 5' of a 10' Drainage Easement
- 14' Multi-Purpose Easement

Flatwork Schedule	
Room Name	Area

Covered Entry	72 SF
Driveway	433 SF
Patio	137 SF
	643 SF

① Site Plan  
 1" = 20'-0"