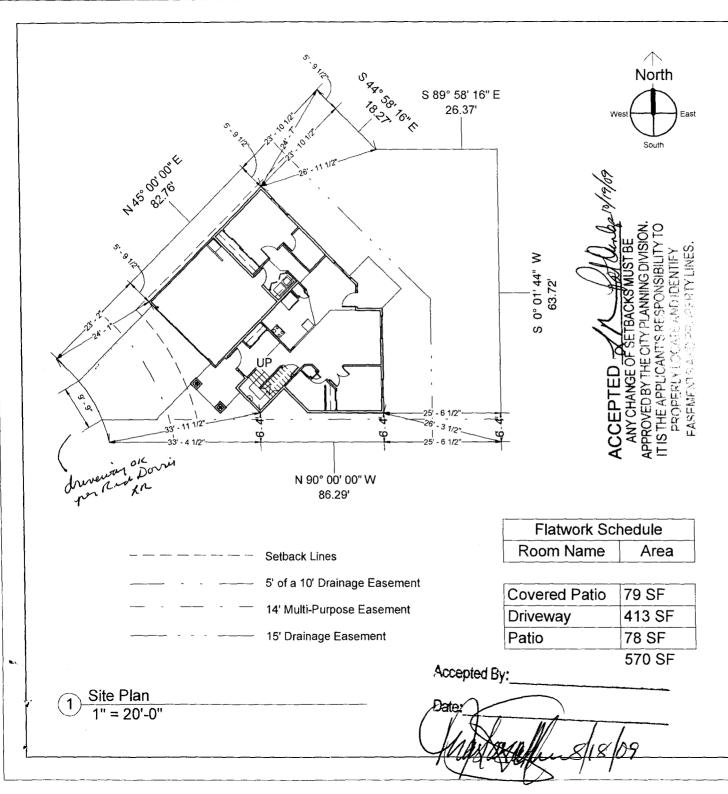
·····•	
FÉE \$ 210 PLANNING CLE	ARANCE BLDG PERMIT NO.
TCP \$ 2,554 (Single Family Residential and)	Accessory Structures)
SIF \$ 460 Public Works & Plann	ing Department
Building Address 670 SERENITY	
Parcel No. 29450413701	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 2183
Subdivision BROOKWILLOW DR	Sq. Ft. of Lot / Parcel 5218
Filing Block Lot	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	Height of Proposed Structure 22 +
Name DARTER	DESCRIPTION OF WORK & INTENDED USE:
Address 786 Valley CT	New Single Family Home (*check type below) Interior Remodel Other (please specify):
City/State/Zip GRANDJCT COSS	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name GRACEHOMES	X Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address 786 VALEY CT	Other (please specify):
City/State/Zip GJ CD 8/500	NOTES:
Telephone <u>G70 248 8532</u>	
	existing & proposed structure location(s), parking, setbacks to all ion & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COM	PLETED BY PLANNING STAFF
ZONE PD	Maximum coverage of lot by structuresO
SETBACKS: Front from property line (PL)	Permanent Foundation Required: YESNO
Side_5from PL Rearfrom PL	Floodplain Certificate Required: YESNO
Maximum Height of Structure(s) $35'$	Parking Requiremen PAIP
Voting District B Driveway	
Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building D	d, in writing, by the Public Works & Planning Department. The until a final inspection has been completed and a Certificate of Department.
I hereby acknowledge that have read this application and th ordinances, laws, regulations or restrictions which apply to th action, which may include but not necessarily be limited to r	e information is correct; I agree to comply with any and all codes, ne project. I understand that failure to comply shall result in legal non-use of the building(s).
Applicant Signature	Date
Planning Approval an fat lenlap	Date /0/14/09
Additional water and/or sewer tap fee(s) are required: YI	ES X NO W/O No. 21554
Utility Accounting (Blusley	Date 1//0/09
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (S	ection 2.2.C.4 Grand Junction Zoning & Development Code)

(White: Planning) (Y	Yellow: Customer)
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⁽Pink: Building Department)

⁽Goldenrod: Utility Accounting)



670 Serenity Ct.		
Subdivision	Brookwillow Ph. 2 3	
Plan Name	Sierra	Brook
Filing Number	3	
Block Number	0	
Lot Number	11	
County	Mesa	
GARAGE 20'	Front	15 14
Setbacks Used	Side	5
	Rear	28 15
	_	······································

Site & Plan Information

Sqft Information

Living Sqft	1782
Garage Sqft	401
Lot Size	5,218 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
- 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
- A 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.