

FEE \$	0
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

Irrigation Ped.
 Building Address 2482 3/4 Brookwillow Loop
 Parcel No. 2945-041-37-00
 Subdivision Brookwillow II
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 0 No. Proposed 0
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel irrigation Ped.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface _____
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

See Attached Plat

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / GJT CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): irrigation Ped

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct
 City / State / GJT CO 81505
 Telephone 970-248-8525 or 970-523-5555

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): irrigation Ped

NOTES: irrigation Ped only

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>N/A</u> from property line (PL)	Permanent Foundation Required:	YES _____ NO _____
Side	<u>N/A</u> from PL Rear <u>N/A</u> from PL	Floodplain Certificate Required:	YES _____ NO _____
Maximum Height of Structure(s)	_____	Parking Requirement	_____
Voting District	_____	Special Conditions	_____
Driveway Location Approval	_____		
	(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 [Signature] Date 9-28-10

Planning Approval [Signature] Date 9/29/10

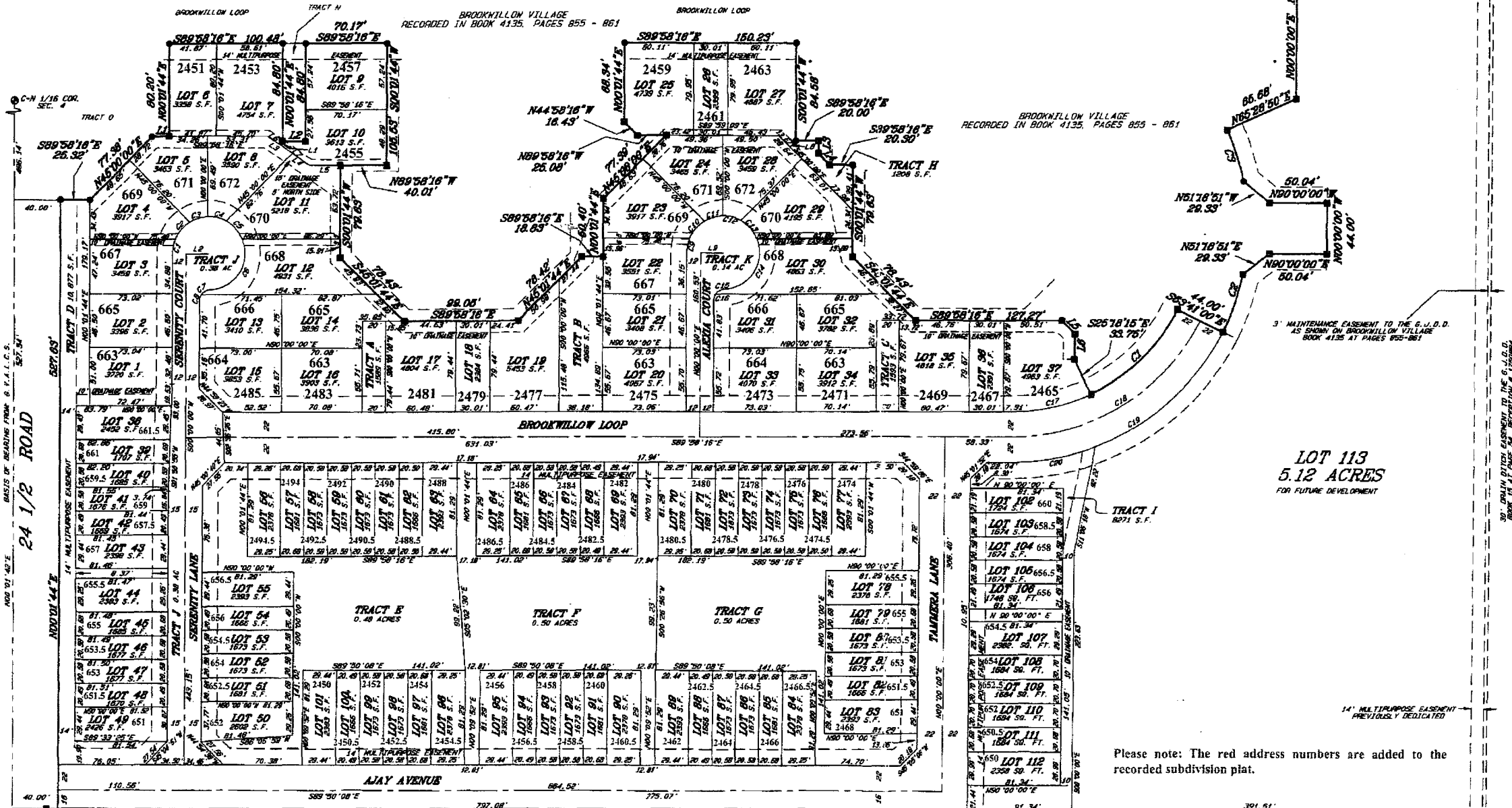
Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>9-29-10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

BROOKWILLOW VILLAGE, FILING III

PLANNED DEVELOPMENT

A REPLAT OF BLOCK 2, BROOKWILLOW VILLAGE RECORDED IN BOOK 4135, PAGES 855 - 861



LEGEND & ABBREVIATIONS

- FOUND MESA COUNTY SURVEY MARKER
 - ⊗ FOUND B.L.M. / G.L.D. BRASS CAP
 - ▲ FOUND #5 REBAR N/1.5" ALUMINUM CAP STAMPED DISMANT LS 10097
 - FOUND #5 REBAR N/ PLASTIC CAP MARKED HCE 37935 (IN CONCRETE)
 - SET #5 REBAR N/2" ALUMINUM CAP STAMPED D.H. SURVEYS LS 20677 (IN CONCRETE)
- G.V.A.L.C.S. = GRAND VALLEY AREA LOCAL COORDINATE SYSTEM
 M.C. = MITHNESS CORNER
 S.F. = SQUARE FEET
 N.T.S. = NOT TO SCALE

AREA SUMMARY

DED. ROADS	= 1.91 AC. / 12%
LOTS 112ea.	= 6.55 AC. / 40%
TRACTS 11ea.	= 2.67 AC. / 16%
BLOCK 1	= 5.12 AC. / 32%
TOTAL	= 16.25 AC. / 100%

SURVEY NOTES

LOTS 38 - 49'S WEST LINE IS COMMON WITH THE 14' MULTIPURPOSE EASEMENT

LOT 113
 5.12 ACRES
 FOR FUTURE DEVELOPMENT

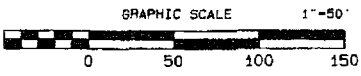
Please note: The red address numbers are added to the recorded subdivision plat.

EXTERIOR BOUNDARY DIMENSIONS

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		15.12'			N89°58'16"W
L2		20.00'			N89°58'16"W
L3		10.85'			N00°01'44"E
L4		73.94'			N44°58'16"W
L5		16.10'			N44°58'16"W
L6		22.40'			N00°01'44"E
C1		38°22'45"	107.17'	160.00'	N45°30'22"E
C2		14°54'50"	53.10'	204.00'	N18°51'35"E
C3		13°07'00"	46.70'	204.00'	N17°57'40"W
C4		90°00'00"	6.28'	4.00'	N45°00'00"E
L7		5.46'			N90°00'00"E
C5		54°09'39"	27.41'	29.00'	S62°55'10"E

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
L1		3.55'			S54°38'40"W
C1		22°43'02"	12.69'	32.00'	N11°21'31"E
C2		35°50'52"	20.02'	32.00'	N40°38'28"E
C3		29°50'57"	16.67'	32.00'	N73°29'23"E
C4		30°42'08"	17.15'	32.00'	S76°14'05"E
C5		38°09'59"	21.32'	32.00'	S41°48'01"E
C6		111°19'11"	62.17'	32.00'	S32°56'33"N
C7		54°28'38"	8.56'	9.00'	N61°21'50"E
C8		34°07'31"	5.36'	9.00'	N17°03'46"E
L2		20.00'			N90°00'00"W
L3		26.35'			S55°21'20"E
L4		18.27'			S95°21'20"E
L5		26.37'			S89°58'16"E
L6		13.24'			N55°21'20"W
L7		31.36'			N55°21'20"W

L/C	DELTA	ARC/TANG	RADIUS	CHORD	CHORD BEARING
C9		22°43'02"	12.69'	32.00'	N11°21'31"E
C10		35°50'52"	20.02'	32.00'	N40°38'28"E
C11		29°50'57"	16.67'	32.00'	N73°29'23"E
C12		30°42'08"	17.15'	32.00'	S76°14'05"E
C13		38°09'59"	21.32'	32.00'	S41°48'01"E
C14		111°19'11"	62.17'	32.00'	S32°56'33"N
C15		56°06'02"	8.91'	9.00'	N60°39'08"E
C16		32°30'07"	5.11'	9.00'	N16°15'03"E
L8		7.08'			S46°00'00"N
C17		25°18'10"	70.66'	160.00'	N77°20'50"E
C18		63°40'59"	202.29'	182.00'	N58°09'31"E
C19		63°41'07"	226.75'	204.00'	N58°09'33"E
L9		20.00'			N90°00'00"E
C19		20°54'08"	74.42'	204.00'	N79°33'03"E



BROOKWILLOW VILLAGE
FILING III
 SW 1/4 NE 1/4, SEC. 4, T1S, R1W, U.M.
D H SURVEYS INC.
 118 OURAY AVE. - GRAND JUNCTION, CO.
 (970) 245-8749

Designed By: M. N. D. Checked By: S. L. H. Job No.: 708-07-06
 Drawn By: THOZEL Date: JUNE 2008 Sheet: 2 OF 2