

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰

Deferred Fees

PLANNING CLEARANCE

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

BLDG PERMIT NO. _____

Zoning Approval

Building Address 667 Serenity Ct.
 Parcel No. 2945-041-37-003
 Subdivision Brookwillow Village
 Filing 3 Block 0 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1879
 Sq. Ft. of Lot / Parcel 2159
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2503 sq ft. 72%
 Height of Proposed Structure 22'

OWNER INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip GJ, 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 GJ 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 per plan
 SETBACKS: Front Garage 20 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) per plan Parking Requirement 2 **PAID**
 Voting District B Driveway Location Approval PD Special Conditions _____
 (Engineer's Initials) **DV**

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.

FEES DEFERRED

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).

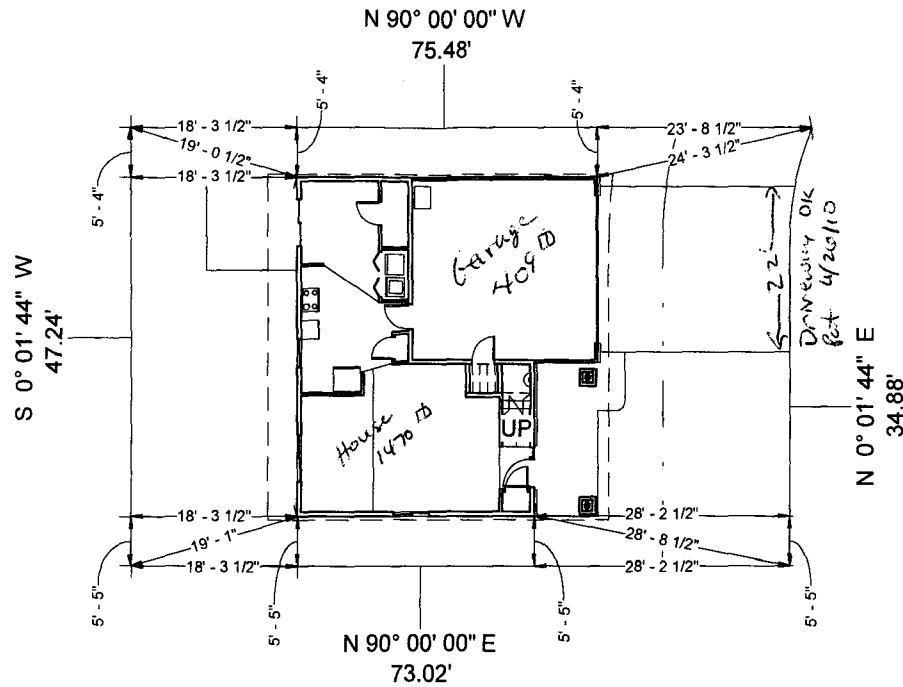
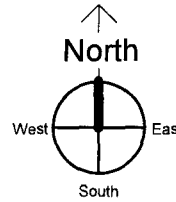
Applicant Signature [Signature] Date 4/23/2010
 Planning Approval PD Gayleen Anderson Date 5-3-10

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21697</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-11-10</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

667 Serenity Ct.



--- Setback Lines
 - - - 14' Multi-Purpose Easement

ACCEPTED PD *Gayle Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION.
 THE APPLICANT'S RESPONSIBILITY TO

① Site Plan
 1" = 20'-0"

Flatwork Schedule	
Room Name	Area

Driveway	383 SF
Patio	102 SF
Porch	139 SF
	624 SF

Subdivision	Brookwillow	
Plan Name	Artemis	
Filing Number	3	
Block Number	0	
Lot Number	3	
County	Mesa	
Setbacks Used	Front	20' <i>20' 3" use 14'</i>
	Side	5
	Rear	15

Sqft Information

Living Sqft	1470
Garage Sqft	409 <i>> 1879</i>
Lot Size	3,459 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.