

FEE \$	10 <sup>00</sup>
TCP \$	1539 <sup>00</sup>
SIF \$	460 <sup>00</sup>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

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

Building Address 2470 Thomson Ln.  
 Parcel No. 2945-041-27-092  
 Subdivision Brock willa  
 Filing 1 Block \_\_\_\_\_ Lot 92

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dartville  
 Address 786 Valley Ct  
 City / State / Zip CO CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Townhome

**APPLICANT INFORMATION:**

Name Grace Hanes  
 Address 786 Valley Ct  
 City / State / Zip CO CO 81505  
 Telephone 748-8522

\*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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PD Maximum coverage of lot by structures per plan  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side per plan from PL Rear per plan from PL Parking Requirement 2  
 Maximum Height of Structure(s) per plan Special Conditions refer to 12/19/06 site plan  
 Voting District B Driveway Location Approval JRP/RAD FP-2005-144  
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 10/30/06

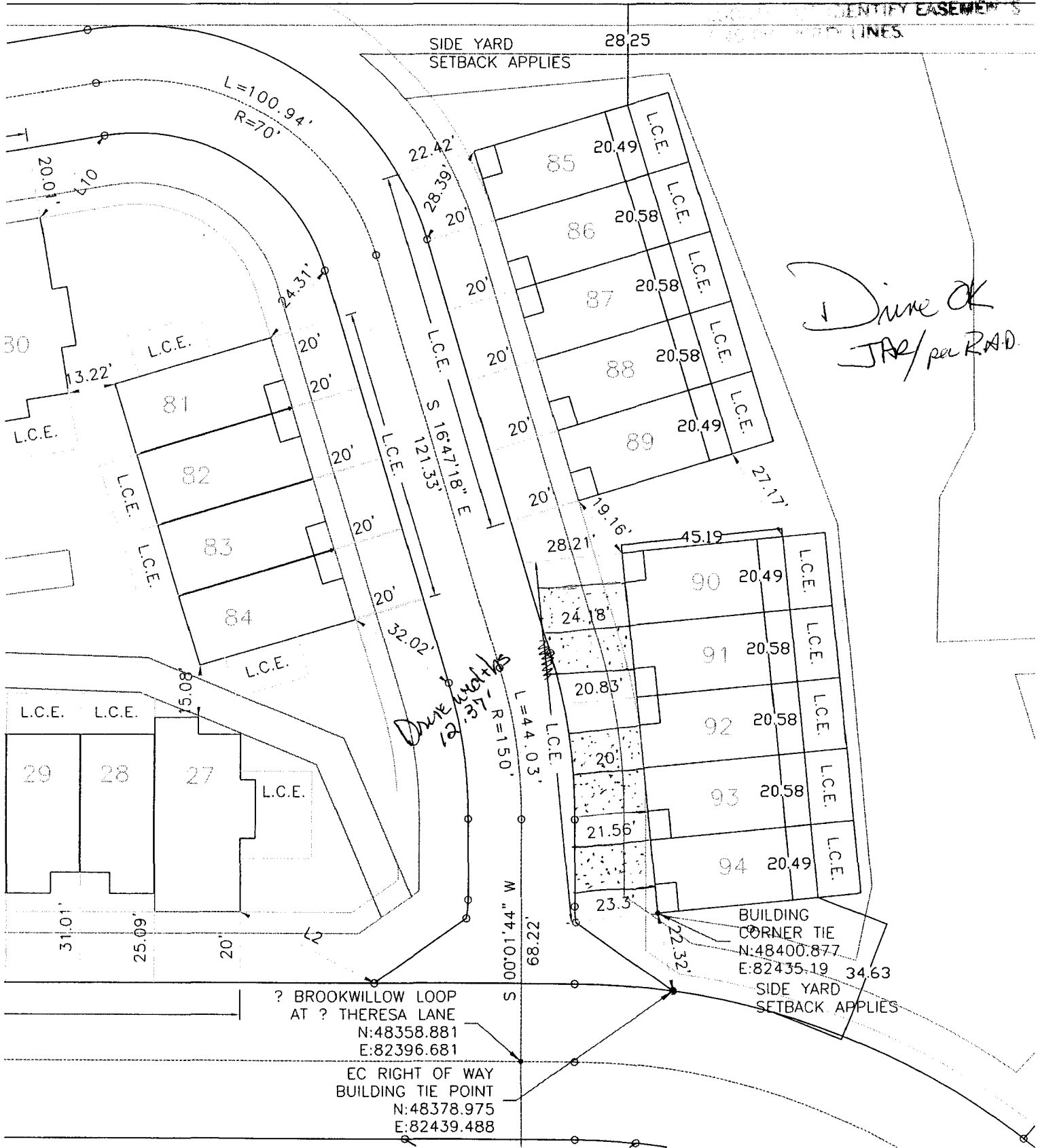
Department Approval [Signature] Date 12/27/06

Additional water and/or sewer tap fees) are required.	YES	NO	W/O No.
Utility Accounting	Date		<u>12/29/06</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# 2470 THERESA LN LOT 92

JAR *[Signature]*  
TRAFFIC MUST BE  
PLANNING  
APPLICANTS  
TO PROPERLY  
IDENTIFY EASEMENTS



Done OK  
JAR/ per R.A.D.

? BROOKWILLOW LOOP  
AT ? THERESA LANE  
N:48358.881  
E:82396.681

EC RIGHT OF WAY  
BUILDING TIE POINT  
N:48378.975  
E:82439.488

BUILDING  
CORNER TIE  
N:48400.877  
E:82435.19 34.63  
SIDE YARD  
SETBACK APPLIES