

FEE \$	100
TCP \$	1539
SIF \$	460

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2472 Theresia Ln. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 7945-041-27-094 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed _____
 Subdivision Brookmill Sq. Ft. of Lot / Parcel _____
 Filing 1 Block _____ Lot 94 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC
 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): Town Home

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip GJ CO 81505
 Telephone 248-8522

*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 JPR/RAD FP-2005-144
 (Engineer's Initials) 22-32/34.03 Between Building

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 12/26/06

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.	<u>19865</u>
Utility Accounting	<u>[Signature]</u>	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)

