

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 2473 Theresea Ln.  
Parcel No. 2945-041-27-081  
Subdivision Brookwillow  
Filing 1 Block \_\_\_\_\_ Lot 81

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1365  
Sq. Ft. of Lot / Parcel 927  
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 GS CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Grace Hanes  
Address 786 Valley Ct.  
City / State / Zip GS 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>			
ZONE <u>PD</u>	Maximum coverage of lot by structures <u>per plan</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>per plan</u> from PL Rear <u>per plan</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions <u>refer to 12/19/06 site</u>		
Voting District <u>B</u>	Driveway Location Approval <u>JPR/ROO</u> <u>plan FP-2005-144</u>		
	(Engineer's Initials)	<u>1322 Between 81 &amp; 80</u>	

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] - Agent Date 12/6/06

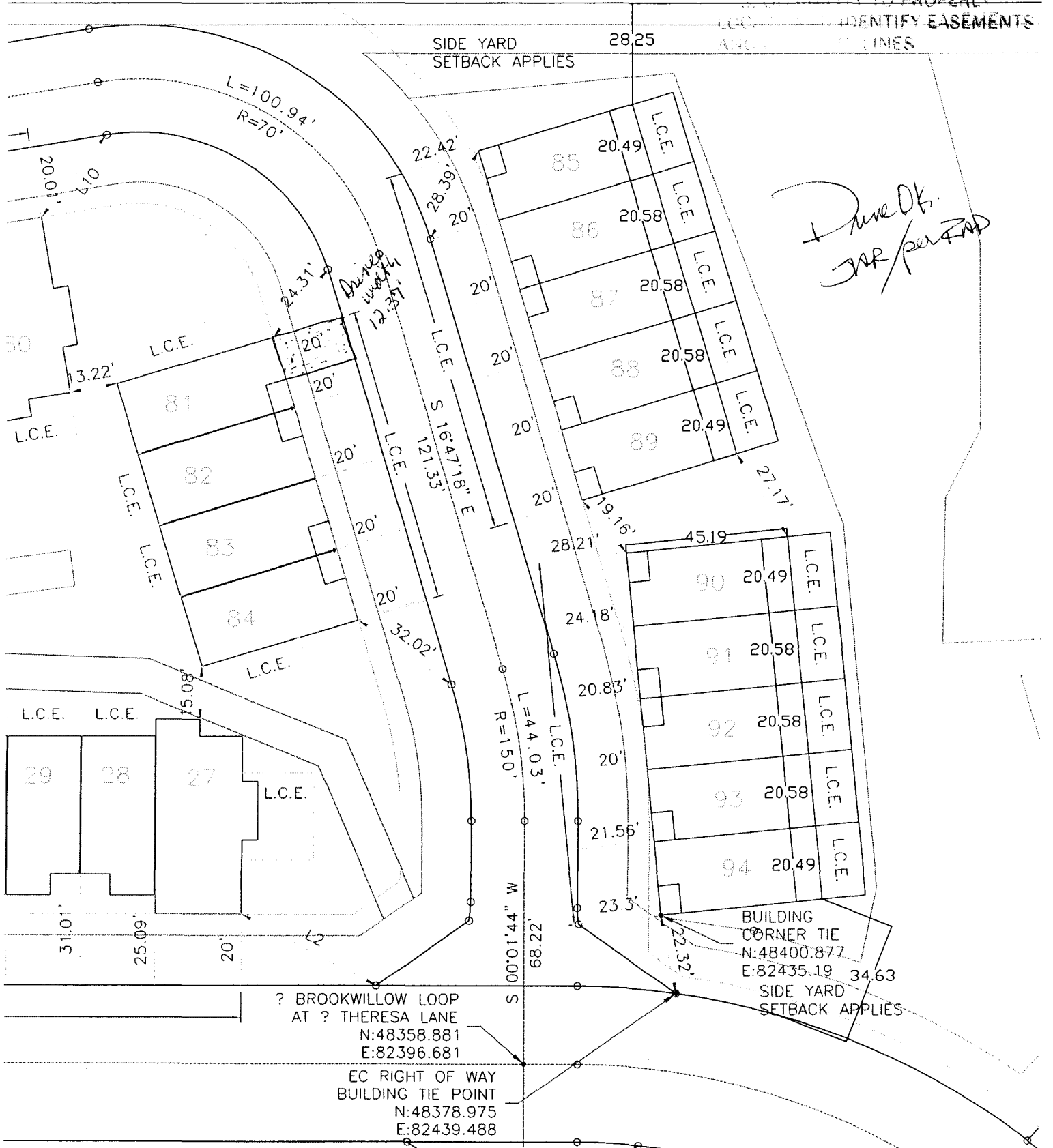
Department Approval [Signature] Date 12/27/06

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>19806</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)

# 2473 THERESA LN. LOT 81

*JAR* *per FWD*



? 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