

FEE \$	10 ⁰⁰
TCP \$	1539 ⁰⁰
SIF \$	460 ⁰⁰

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2470 1/2 Thereses Ln No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-041-27-093 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed _____
 Subdivision Brookwillow Sq. Ft. of Lot / Parcel _____
 Filing 1 Block _____ Lot 93 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Quarter LLC
 Address 786 Valley Ch
 City / State / Zip GT 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 Haus
 Address 786 Valley Ch
 City / State / Zip GT 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 <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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 plan</u>		
Voting District <u>B</u>	Driveway Location Approval <u>JAR/RAD</u> (Engineer's Initials)	<u>FP-2005-144</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).

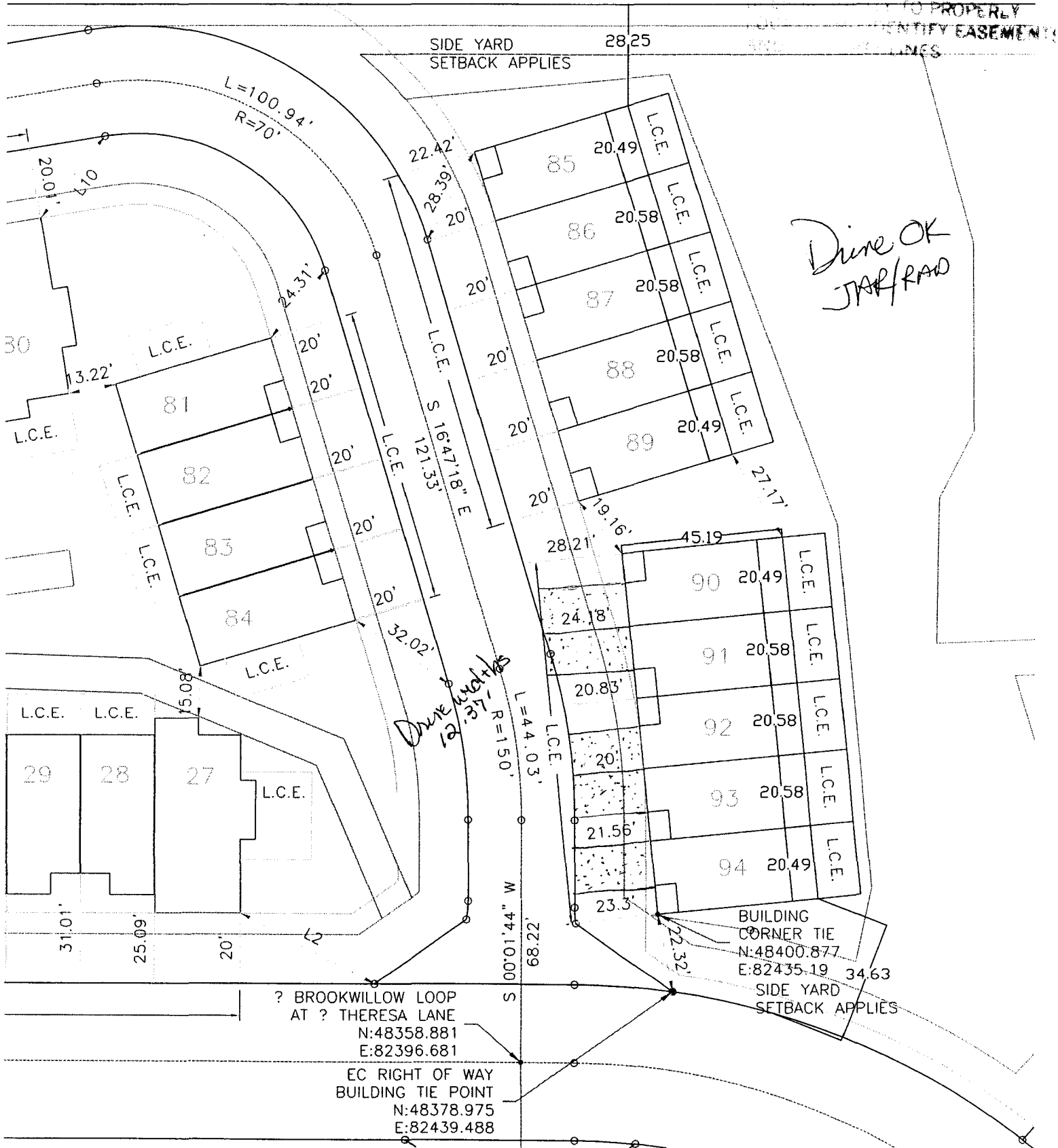
Applicant Signature [Signature] Date 10/30/06
 Department Approval JAR Date 12/27/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19864</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)

2470 1/2 THERESA LN
 LOT 93

JAR [Signature]
 MUST BE
 PLANNING
 LICENSANT'S



Dine OK
 JAR/RAD

? 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