

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 2473 1/2 Theresa Ln.  
 Parcel No. 2945-041-27-082  
 Subdivision Brookwillow  
 Filing 1 Block \_\_\_\_\_ Lot 82

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1367  
 Sq. Ft. of Lot / Parcel 931  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 786 Valley Ct.  
 City / State / Zip GTJ CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Grace Hones  
 Address 786 Valley Ct.  
 City / State / Zip GTJ 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>per site plan 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 plan</u>
Voting District <u>B</u>	Driveway Location Approval <u>JMP/ead</u> <u>FP-2005-144</u> (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] + Agent Date 12/6/06

Department Approval [Signature] Date 12/27/06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 198609

Utility Accounting [Signature] Date 12/29/06

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 1/2 THERESA LN  
 LOT 82

JAR

ALL SETBACKS MUST BE AS SHOWN ON THE CITY PLANNING DEPARTMENT'S MAPS. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

