

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. 123390

Building Address 2462 Brockwillow Loop  
 Parcel No. 2945-041-27-036  
 Subdivision Brockwillow  
 Filing 1 Block \_\_\_\_\_ Lot 36

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1365  
 Sq. Ft. of Lot / Parcel 579  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter  
 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

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

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: 6-Pler

**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 _____
SETBACKS: Front <u>20'</u> from <u>per plan</u> property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>see 12/19/06 site plan;</u>
Voting District <u>B</u> Driveway Location Approval <u>JAR</u> (Engineer's Initials)	<u>FPP-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).

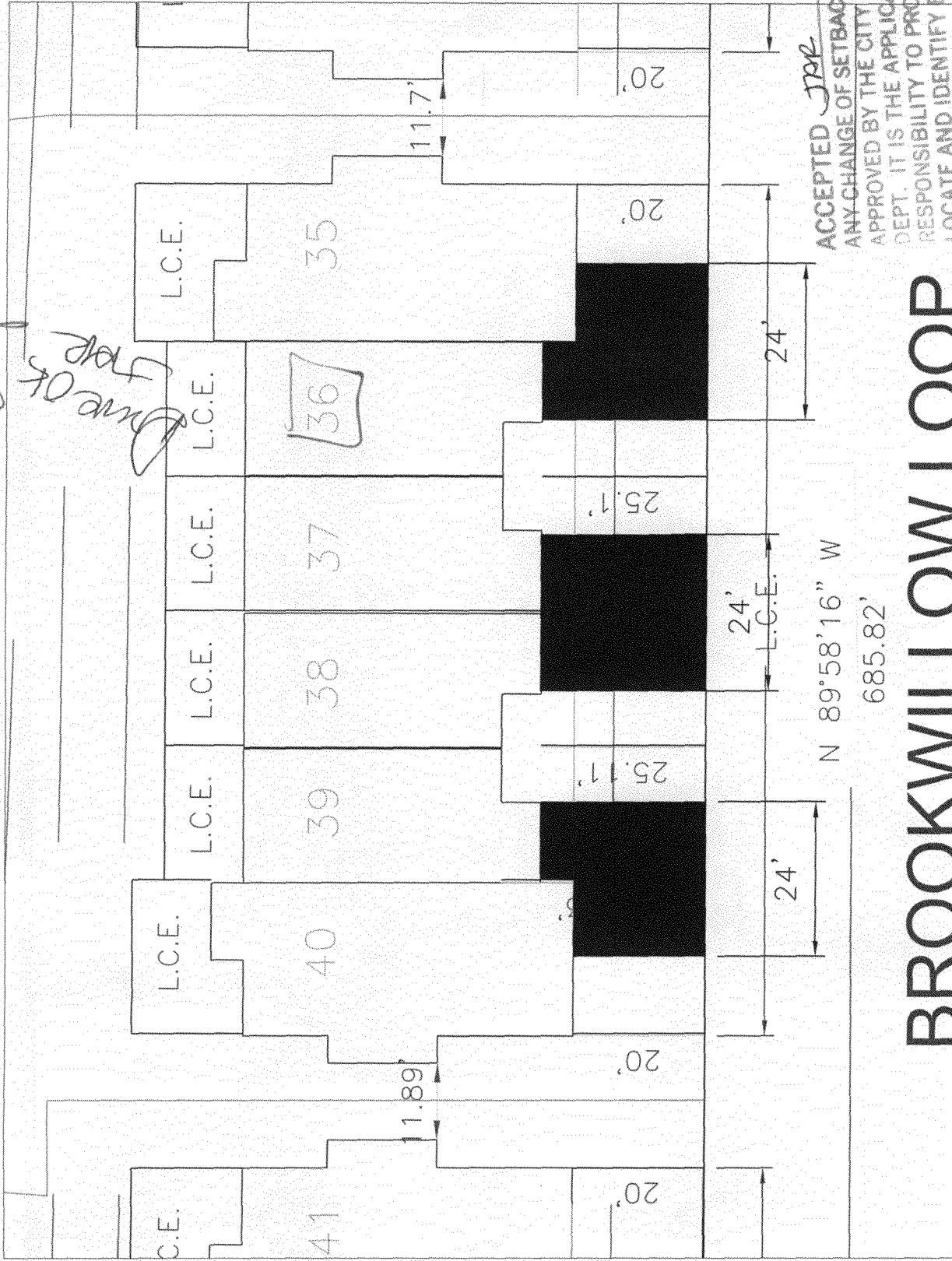
Applicant Signature [Signature] Date 5/2/07  
 Department Approval JAR [Signature] Date 5-2-07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20207</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/2/07</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)

2462 Brookwillow Loop

Done OK  
JPR



5-2-07  
JPR

ACCEPTED JPR  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

N 89°58'16" W  
685.82'

BROOKWILLOW LOOP