

FEE \$	10.00
TCP \$	1589.00
SIF \$	400.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2465 Brookwillow Loop  
 Parcel No. 2945-041-27-016  
 Subdivision Brookwillow  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 16

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1597  
 Sq. Ft. of Lot / Parcel 4178  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dartar 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): \_\_\_\_\_

**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.**

<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>14'</u> from property line (PL) <small>South, East &amp; West</small>	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions <u>See Plan</u>		
Voting District <u>B</u>	Driveway Location Approval <u>NA</u> <small>(Engineer's Initials)</small>		

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 Lee Pettigrew - Agent Date 1/17/07  
 Department Approval NA Judith Rose Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>19993</u>
Utility Accounting <u>Kate Gebberry</u>	Date <u>2/27/07</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)

