

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

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

BLDG PERMIT NO. _____

Building Address 2470 Brookwillow Loop
 Parcel No. 2945-041-27-028
 Subdivision Brookwillow
 Filing 1 Block _____ Lot 28

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1365
 Sq. Ft. of Lot / Parcel 879
 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 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 Moses
 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: 8-Plex

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>plan</u> |
| SETBACKS: Front <u>20'</u> <u>per plan</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 _____ from PL | Parking Requirement <u>per plan</u> |
| Maximum Height of Structure(s) <u>plan</u> | Special Conditions _____ |
| Voting District <u>B</u> Driveway Location Approval <u>JAR</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).

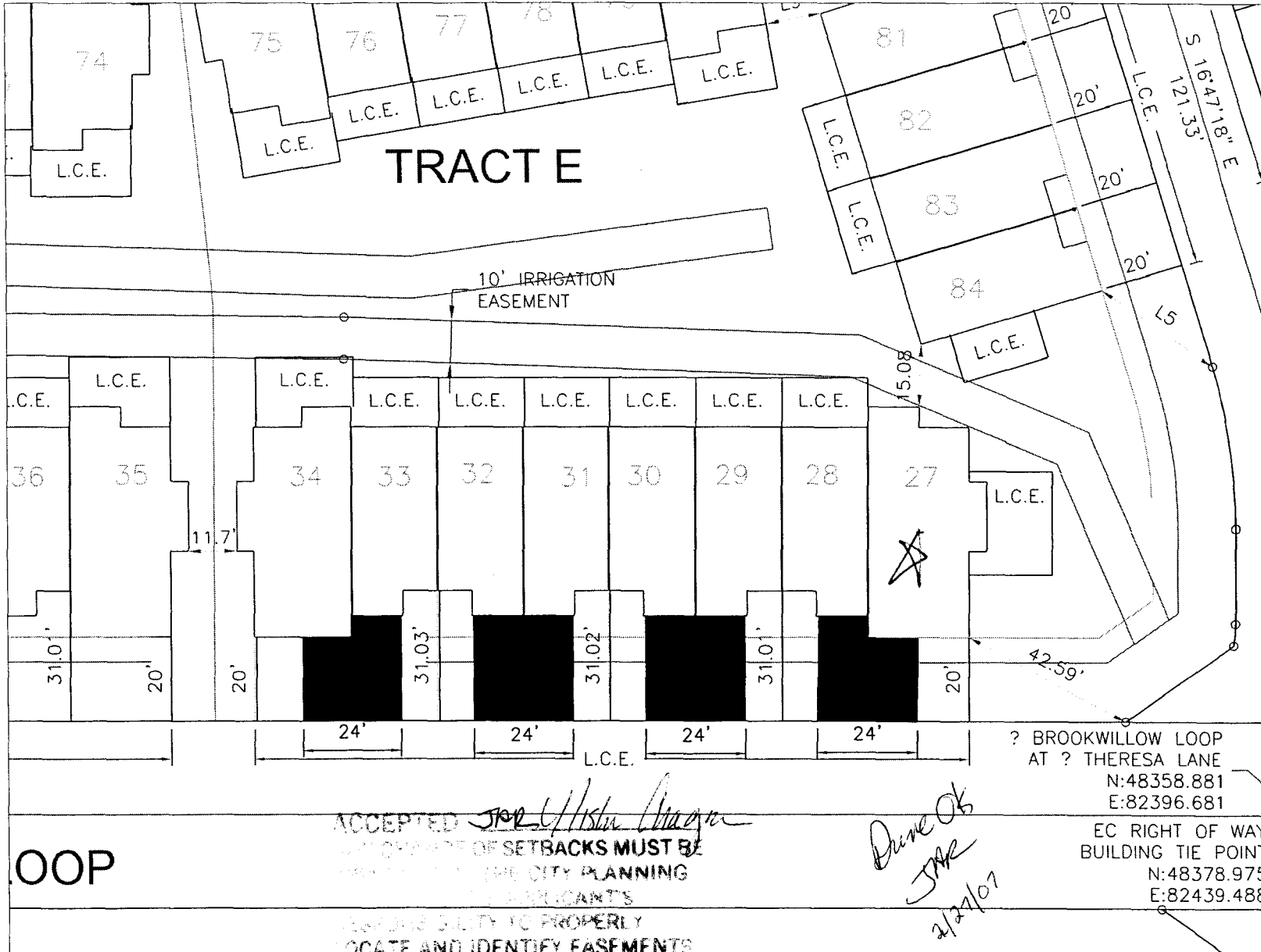
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Agent Date 2/26/07
 Department Approval JAR [Signature] Date 4/20/07

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>20166</u> |
| Utility Accounting <u>Kate Cebury</u> | Date <u>4/20/07</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)

2470 1/2 Brookvillor Loop



OOP

ACCEPTED *[Signature]*
 ALL CHANGES OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND THE APPLICANT'S
 RESPONSE TO CITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

*Done OK
 JME
 2/27/07*

? BROOKWILLOW LOOP
 AT ? THERESA LANE
 N:48358.881
 E:82396.681
 EC RIGHT OF WAY
 BUILDING TIE POINT
 N:48378.975
 E:82439.488