

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 2464 1/2 Brookwillow Loop  
 Parcel No. 2945-041-27-033  
 Subdivision Brookwillow  
 Filing 1 Block \_\_\_\_\_ Lot 33

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  
 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 745-8522

**\*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' per plan</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PL <u>per plan</u> Rear _____ from PL	Parking Requirement <u>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).

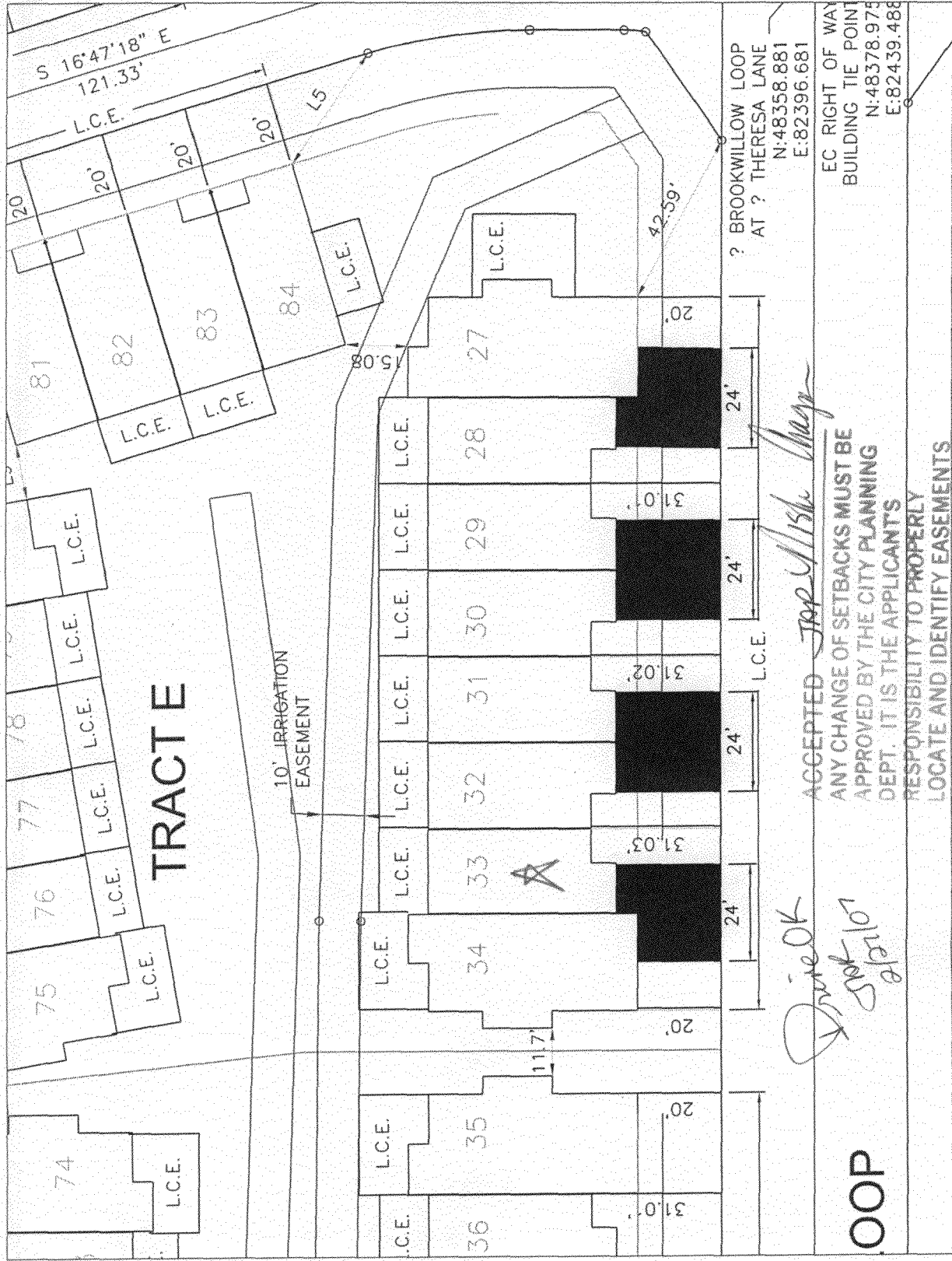
Applicant Signature [Signature] - Agent Date 2/26/07

Department Approval [Signature] Date 4/20/07

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>20170</u>
Utility Accounting <u>[Signature]</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)

2464 1/2 Brookwillow Loop



ACCEPTED *Jan 11/15th Mary*

*Drive Ok*

*Stop 1/15/17*

OOP

? BROOKWILLOW LOOP  
AT ? THERESA LANE  
N:48358.881  
E:82396.681

EC RIGHT OF WAY  
BUILDING TIE POINT  
N:48378.975  
E:82439.488

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