

FEE \$ 10<sup>00</sup>  
 TCP \$ 1589<sup>00</sup>  
 SIF \$ 460<sup>00</sup>

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

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

Building Address 2450 Thereseq Ln.  
 Parcel No. 2945-041-27-049  
 Subdivision Brook willow  
 Filing 1 Block \_\_\_\_\_ Lot 49

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1367  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 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: \_\_\_\_\_

**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 PD  
 SETBACKS: per site plan Front 20' from property line (PL)  
 Side per plan from PL Rear per plan from PL  
 Maximum Height of Structure(s) per plan  
 Voting District B Driveway Location Approval JAR  
 (Engineer's Initials)

Maximum coverage of lot by structures per plan  
 Permanent Foundation Required: YES  NO   
 Parking Requirement 2  
 Special Conditions refer to 12/19/06 site plan  
FP-2005-144

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).

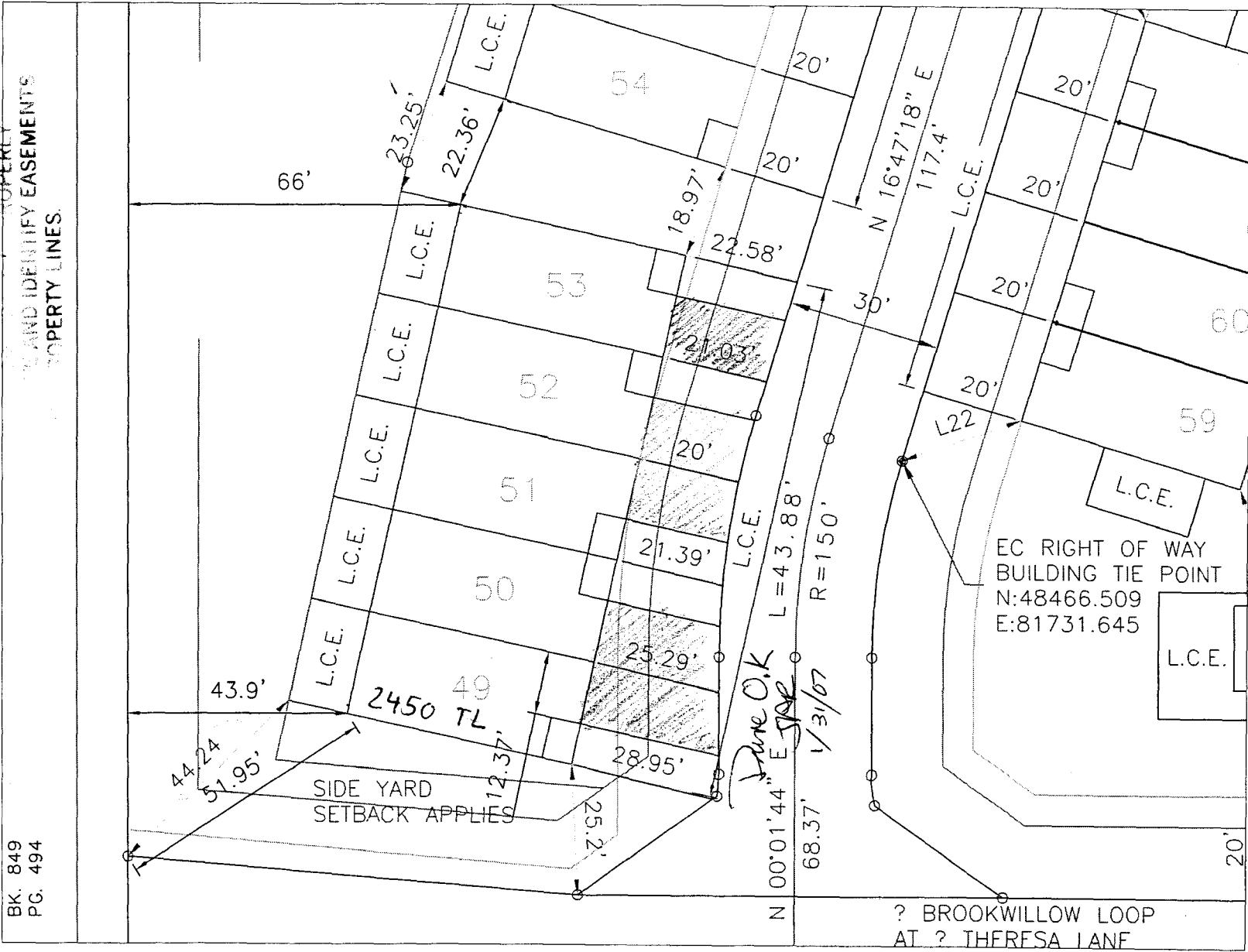
Applicant Signature [Signature] - Agent Date 1/30/07  
 Department Approval JAR Date 4/30/07

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 20198

Utility Accounting Kate Esbey Date 4/30/07

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)

*JAR*  
 ALL SETBACKS MUST BE  
 PLANNING



BK. 849  
 PG. 494

2450 Theresea Ln. Lot 49