

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 2455 Theresa Ln
 Parcel No. 2945-041-27-063
 Subdivision Brook willow
 Filing 1 Block _____ Lot 63

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1088
 Sq. Ft. of Lot / Parcel 1214
 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 81005

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Grace Hones
 Address _____
 City / State / Zip _____
 Telephone 248-8521

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: 6-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 PD
 SETBACKS: Front 20' Per plan from property line (PL)
 Side _____ from PL Rear _____ from PL
 Maximum Height of Structure(s) _____
 Voting District B Driveway Location Approval CR
 (Engineer's Initials)

Maximum coverage of lot by structures _____
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions see 12/19/06 site plan;
FPP-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 W. H. H. - Agent Date 3/23/07
 Department Approval JDR Wendy Spurr Date 6/18/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 20379
 Utility Accounting [Signature] Date 6-18-07

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)

2455 Theresa Ln.

ACCEPTED *JAR Merdy Space*
ANY CHANGE OF SETBACKS MUST
BE APPROVED BY THE CITY PLANNING
DEPARTMENT.
RESPONSIBLE FOR POWER
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

