

19990

FEE \$	10.00
TCP \$	1589 <sup>cc</sup>
SIF \$	460 <sup>cc</sup>

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

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

Building Address 2458 Thoresca Ln.  
 Parcel No. 2945-041-27-056  
 Subdivision Rockwillow  
 Filing 1 Block \_\_\_\_\_ Lot 56

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1365  
 Sq. Ft. of Lot / Parcel 931  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Darter LLC  
 Address 788 Valley Ct.  
 City / State / Zip G J CO 81505

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Grace Hones  
 Address 788 Valley Ct.  
 City / State / Zip G J CO 81505  
 Telephone 248-8576

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: Town home

**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>20'</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 <u>per plan</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>per plan</u>	Special Conditions _____
Voting District <u>B</u>	Driveway Location Approval <u>JR/EL</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 1/14/07

Department Approval [Signature] Date 2/27/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19990</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/28/07</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)

2458 Theresea Ln.

73.63

ACCEPTED *Mr. [Signature]* 2/18/07  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT HAS THE RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

L.C.E.

23.25

L.C.E.

2456

54

L.C.E.

2456 1/2

55

L.C.E.

2458

56

L.C.E.

2458 1/2

57

L.C.E.

2460

58

19.51

SIDE YARD SETBACK APPLIES

18.97

22.58'

20'

12.37

12.37

12.37

12.37

12.37

20'

6.19

25.59'

N 16°47'18" E

117.4'

L.C.E.

THERESEA LN.

Done Ok, *Mr. [Signature]* 1/15/07

20'

20'

20'

L78

L=10