

FEE \$ ~~1539~~ 10<sup>00</sup>  
 TCP \$ ~~460~~ 1589<sup>00</sup>  
 SIF \$ 460<sup>00</sup>

# PLANNING CLEARANCE

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

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

Building Address 2462 Theresa Ln  
 Parcel No. 2945-041-27-085  
 Subdivision Brookwillow  
 Filing 1 Block \_\_\_\_\_ Lot 85

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1375  
 Sq. Ft. of Lot / Parcel 927  
 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): Townhome Unit

**APPLICANT INFORMATION:**

Name Grace Homes  
 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 <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 <u>refer to 12/19/06 site plan FP-2005-144</u>		
Voting District <u>B</u>	Driveway Location Approval <u>JRP/RAD</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 11/10/06  
 Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>19965</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-5-07</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)

2462 Theresa Ln.  
 Lot 85

2-5-07  
 ACCEPTED *JPP/Isa Mays*  
 TRACKS MUST BE  
 PLANNING  
 PROPERLY  
 AGREEMENTS

