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|--------|---------|
| 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 2469 Theresea Ln.
Parcel No. 2945-041-27-077
Subdivision Brookwillow
Filing 1 Block _____ Lot 77

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 _____
Address _____
City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
Address _____
City / State / Zip _____
Telephone _____

***TYPE OF HOME PROPOSED:**

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

NOTES: G-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'</u> ^{per plan} from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ |
| Side <u>Per plan</u> from PL 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).

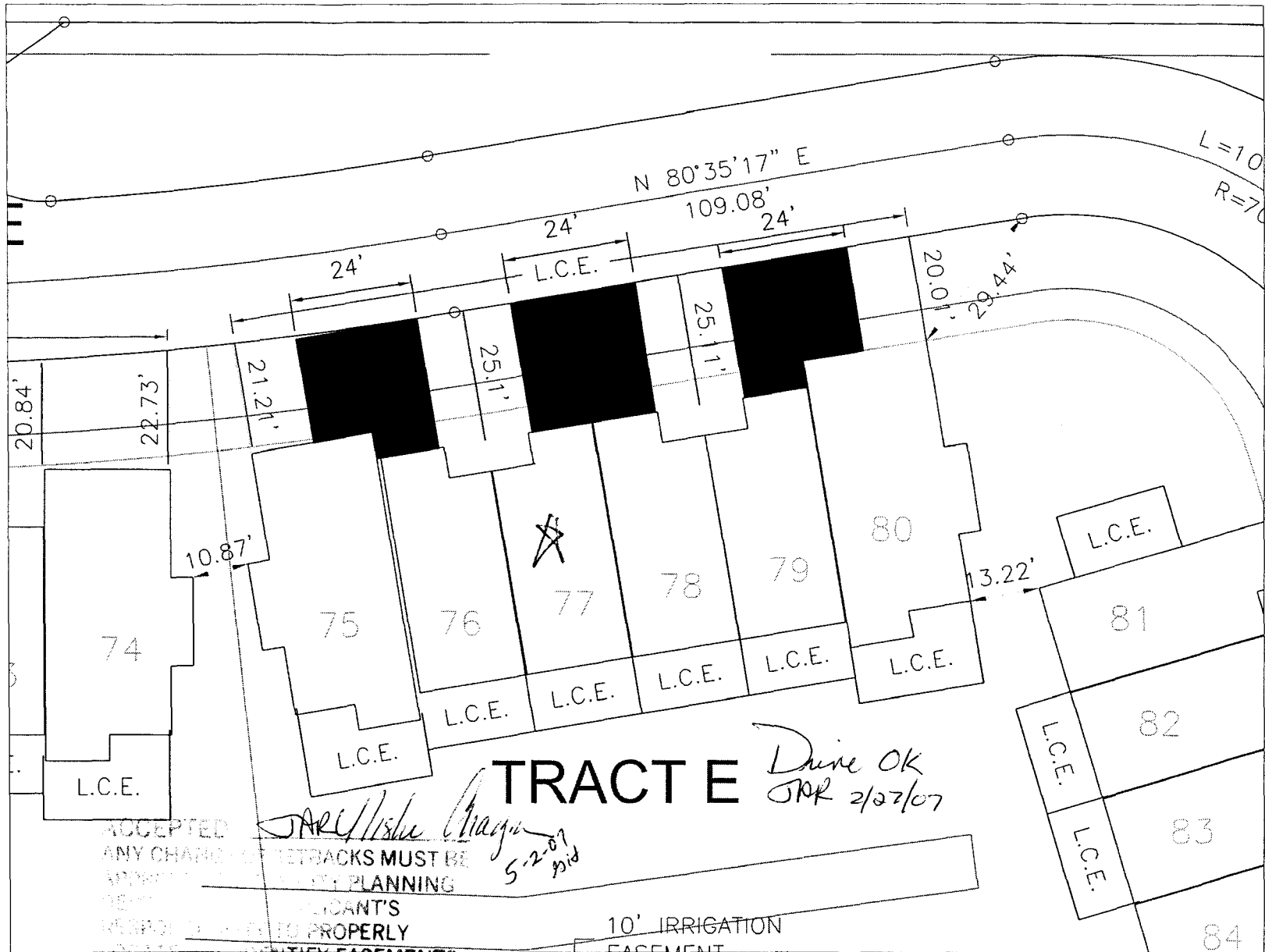
Applicant Signature Lee Pettigrew - Agent Date 2/28/07
Department Approval JAR / [Signature] Date _____

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required. | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>20211</u> |
| Utility Accounting <u>Kate Crobbery</u> | Date <u>5/2/07</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)

2469

Theresea Ln.



TRACT E

Drive OK
GAR 2/27/07

JARC/John Aragon
5-2-07
pid

ACCEPTED
 ANY CHANGE OR RETRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE SIGNIFICANT'S
 RESPONSIBILITY TO PROPERLY
 IDENTIFY EASEMENTS
 AND PROPERTY LINES.

10' IRRIGATION
EASEMENT