

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 2452 1/2 Theresa Ln.
Parcel No. 2945-041-27-052
Subdivision Brookwillow
Filing _____ Block _____ Lot 52

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs NA Sq. Ft. Proposed 1365
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 Jones
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 Maximum coverage of lot by structures per plan
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
Side per plan from PL Rear per plan from PL Parking Requirement 2
Maximum Height of Structure(s) per plan Special Conditions refer to 12/14/07 site plan
Voting District B Driveway Location Approval JPR FP-2005-144
(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 1/29/07
Department Approval JAR Date 4/30/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20199</u>
Utility Accounting <u>M</u>	Date <u>4/30/07</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)

