

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 2453 1/2 Theresa Ln.
 Parcel No. 2945-041-27-062
 Subdivision Bookwillow
 Filing 1 Block _____ Lot 62

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A 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 Darter
 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 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: 4-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 Maximum coverage of lot by structures per plan
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side _____ from PL Rear _____ from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions see 12/19/06 site plan;
 Voting District B Driveway Location Approval JAR FPP-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).

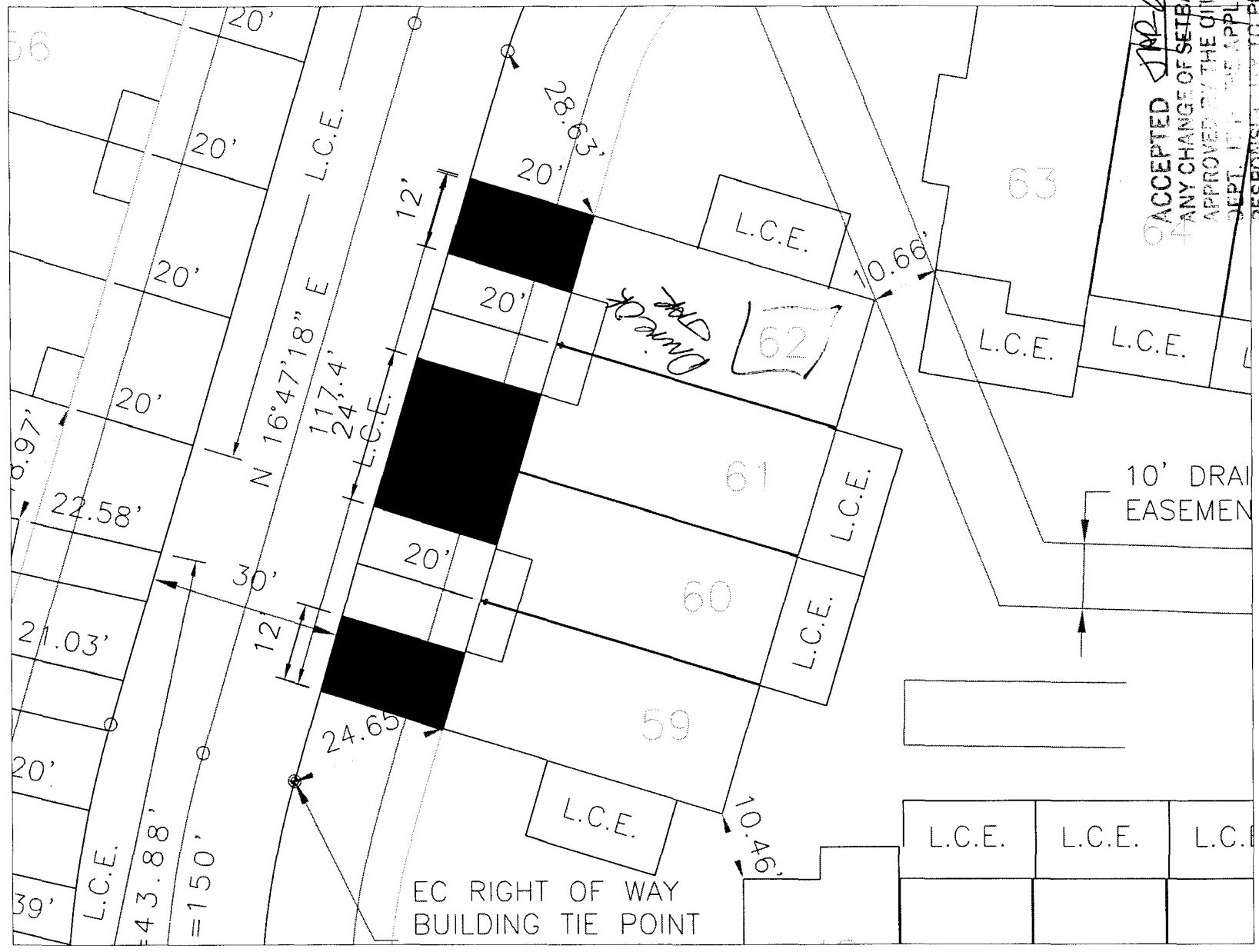
Applicant Signature La Kelly Date 7/2/07
 Department Approval JAR Wendy Spurr Date _____

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 20421

Utility Accounting Justin Powers Date 7-2-07

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)

2453 1/2 Theresa Ln.



ACCEPTED *Mr. Wendy Slom*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

EC RIGHT OF WAY
BUILDING TIE POINT

10' DRAIN
EASEMENT