

19992

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 2458 1/2 Theresa Ln.
 Parcel No. 2945-041-27-057
 Subdivision Brookwillow
 Filing 1 Block _____ Lot 57

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A 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 Dart, LLC
 Address 788 Valley Ct.
 City / State / Zip 675 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 788 Valley Ct.
 City / State / Zip 675 CO 81505
 Telephone 348-8522

*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.

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 _____
Voting District <u>B</u>	Driveway Location Approval <u>JRP/EJ</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] 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>19992</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 1/2 There sea Ln.

73.63

APPLICANT: JAR 10/15/07
ANY CHANGE OF SETBACKS MAY BE APPROVED BY THE BOARD OF ZONING ADJUSTMENTS. THIS IS THE APPLICANT'S RESPONSIBILITY TO MAINTAIN AND IDENTIFY EXISTING 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'

N 16°47'18" E

117.4'

L.C.E.

THERESEA LN.

Dir: OK
JAR
11/15/07

25.59'

L=10

L=10

20'

20'

20'

L=10