

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 2459 1/2 Theresa Ln.

Parcel No. 2945-041-27-068

Subdivision Brook Willow

Filing 1 Block _____ Lot 68

No. of Existing Bldgs 0

No. Proposed 1

Sq. Ft. of Existing Bldgs N/A

Sq. Ft. Proposed 1088

Sq. Ft. of Lot / Parcel 1214

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

Height of Proposed Structure _____

OWNER INFORMATION:

Name Darter LLC

Address 756 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: 6-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 _____
SETBACKS: Front <u>20'</u> <u>per plan</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____
Side _____ from PL Rear _____ from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions <u>see 2/19/06 site plan;</u>
Voting District <u>B</u> Driveway Location Approval <u>JAR</u> (Engineer's Initials)	<u>FPP-2005-144</u>

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 3/23/07

Department Approval JAR Wendy Spurr Date 6/18/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>20384</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-18-07</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)

2459 1/2 Theresa Ln

Jan Wendy Spurr

ALL SETBACKS OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANTS
SHOULD BE SURE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

