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| FEE \$ | 10 ⁰⁰ |
| TCP \$ | 1589 ⁰⁰ |
| SIF \$ | 760 ⁰⁰ |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2464 1/2 Theresa Ln.
 Parcel No. 2945-041-27-088
 Subdivision Brookwillow
 Filing 1 Block _____ Lot 88

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1375
 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 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): Townhome Unit

APPLICANT INFORMATION:

Name Grace Homes
 Address 786 Valley Ct.
 City / State / Zip GJ CO 81505
 Telephone 748-8522

*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.

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| 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 <u>Y</u> NO _____ |
| 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 <u>refer to 12/19/06 site plan</u> |
| Voting District <u>B</u> | Driveway Location Approval <u>JR/RAD</u> <u>FP-2005-144</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] Agent Date 11/10/06
 Department Approval [Signature] Date _____

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|--|--------------------|----------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <u>X</u> | NO _____ | W/O No. <u>19962</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>2-5-07</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)

