

FEE \$	10.00
TCP \$	1581.00
SIF \$	460.00

**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2469 1/2 Theresea Ln.  
 Parcel No. 2945-041-27-078  
 Subdivision Brook Willow  
 Filing 1 Block \_\_\_\_\_ Lot 78

No. of Existing Bldgs 0 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs NA 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 \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone \_\_\_\_\_

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: G-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 <u>plan</u>
SETBACKS: Front <u>20' per plan</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ from PLI <u>per plan</u> Rear _____ from PL	Parking Requirement <u>plan</u>
Maximum Height of Structure(s) <u>plan</u>	Special Conditions _____
Voting District <u>B</u> Driveway Location Approval <u>JAR</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).

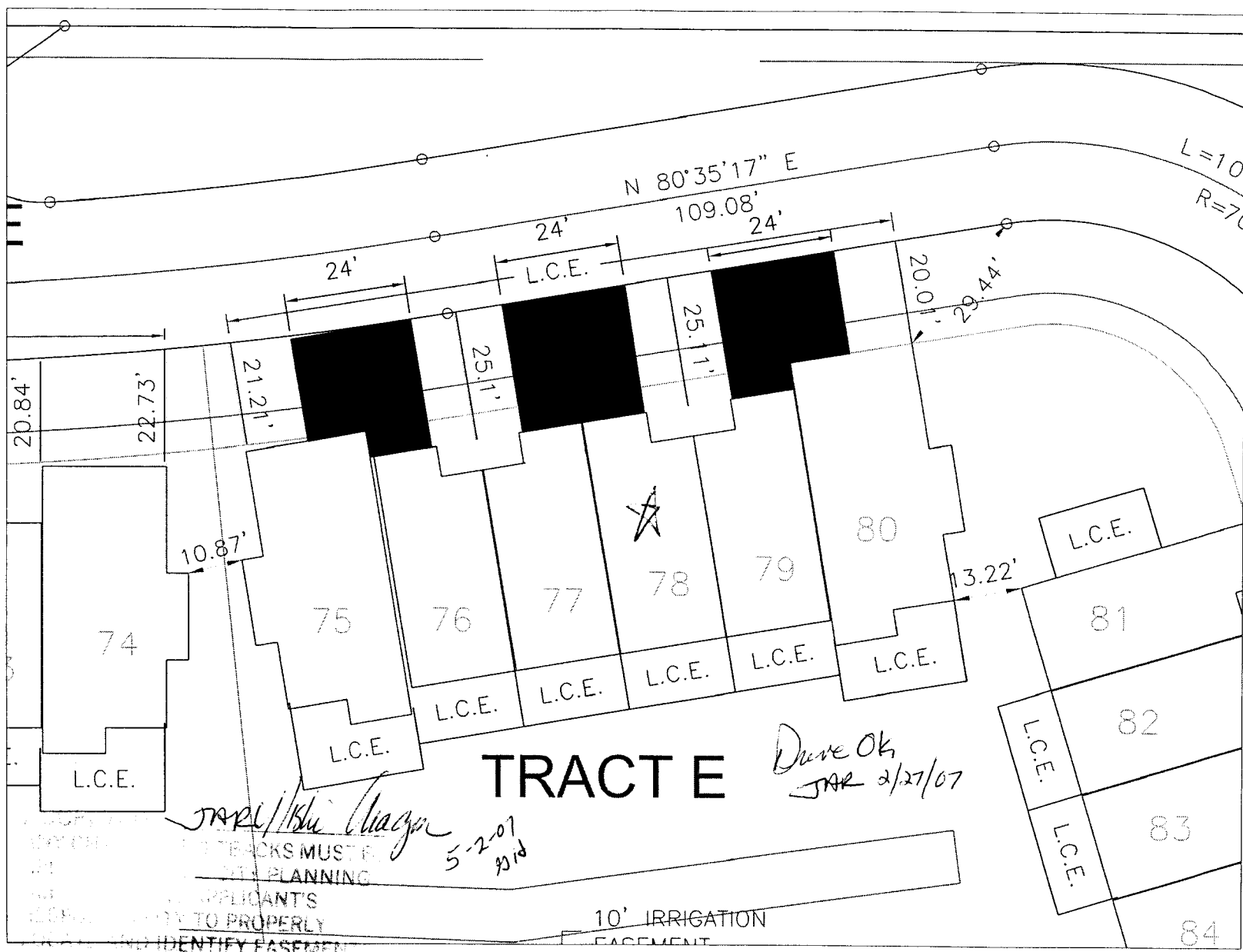
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Agent Date 2/26/07  
 Department Approval JAR [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20213</u>
Utility Accounting <u>Kate Celskey</u>	Date <u>5/2/07</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)

2469 1/2 Theresa Ln.



# TRACT E

Done OK  
JAR 2/27/07

JAR/Sha  
5-2-07  
pid

ALL PROPERTY  
 RECORDS AND TRACKS MUST BE  
 FOR CITY PLANNING  
 THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

10' IRRIGATION  
EASEMENT