

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

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

12331

Building Address 2471 1/2 Theresa Ln.  
Parcel No. 2945-041-27-080  
Subdivision Brook Willow  
Filing 1 Block \_\_\_\_\_ Lot 80

No. of Existing Bldgs 0 No. of 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 \_\_\_\_\_  
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 248-8522

**\*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'</u> <u>per plan</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side _____ <u>per plan</u> from PL 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).

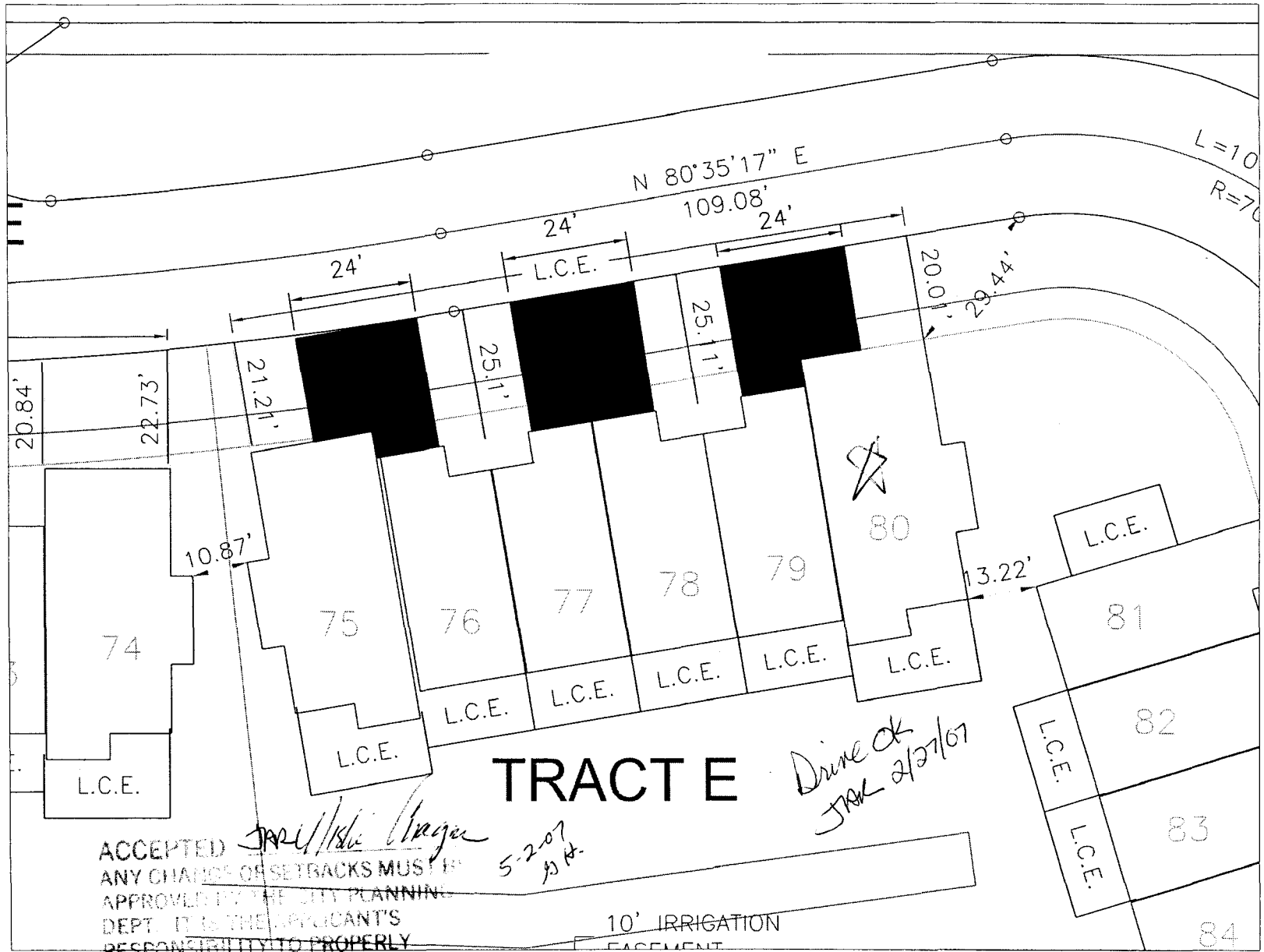
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Lee Pettigrew - Agent Date 2/26/07  
Department Approval JAR/Alisa Wagner Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20216</u>
Utility Accounting <u>0</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)

2471 1/2 Theresea Ln.



ACCEPTED *JAL/18/06*  
ANY CHANGES OR SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

5-2-07  
JAL

10' IRRIGATION  
EASEMENT