

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

81867
BLDG PERMIT NO. ~~81915~~



Your Bridge to a Better Community

BLDG ADDRESS 701 Willow Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1578 / 480
 TAX SCHEDULE NO. 2701-333-02-001 SQ. FT. OF EXISTING BLDGS -
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 2058
 FILING _____ BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Karissa Dolan NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1676 Fowler Dr USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 970 858 7862 DESCRIPTION OF WORK & INTENDED USE new home
 (2) APPLICANT _____ TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE _____ _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

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 PD Maximum coverage of lot by structures ~~100~~
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions letter from Engineer
 CENSUS 9 TRAFFIC 5 ANNEX# 118

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 Dan Ed Date 10-9-2001
 Department Approval C. Jay Wilson Date 10/15/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. 14318
Utility Accounting	<u>Kate Eloberry</u>	Date	<u>10/15/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

N. Water

85.00

20'

48'

10/15/01

C. Jay Nelson

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DRIVE OK
10/9/01

87.00

garage

Porch

Shrubs

Driveway

Travel Parking

14' Multi-purpose easement

Dawn Ridge Rd = 10'

47.19 22'

Willow Creek Road

70' E

E

SEWER