

FEE \$	10.00
TCP \$	X
SIF \$	292.00

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

BLDG PERMIT NO. 86749



Your Bridge to a Better Community

BLDG ADDRESS 707.5 WILLOW CREEK RD SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701-333-05-018 SQ. FT. OF EXISTING BLDGS φ

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 2 BLK 4 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction

(1) OWNER MARKAT PROPERTIES NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 1879 DEER PARK CIR USE OF EXISTING BUILDINGS φ

(1) TELEPHONE 243-1985 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION

(2) APPLICANT AUSTIN & AUGUSTA TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2441 BELLA PAGO DR

(2) TELEPHONE 243-1985

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 PO Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Approval letter from Lic eng.

CENSUS 9 TRAFFIC 5 ANNEX# _____

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] Date 10.9.02

Department Approval [Signature] Date 10/23/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15416</u>
Utility Accounting	Date <u>10/23/02</u>		

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

10-23-02

ACCEPTED

Gayleen Henderson

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.

20/91/01
 10/16/02
 M
 R

SPANISH TRAILS DRIVE

WILLOW CREEK ROAD

