

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

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

BLDG PERMIT NO. 8413



Your Bridge to a Better Community

BLDG ADDRESS 700 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1600
 TAX SCHEDULE NO. 2701-333-02-001 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1600
 FILING 1 BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Phillip Taylor USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS 657 Deer View DESCRIPTION OF WORK & INTENDED USE New SEP
 (1) TELEPHONE 2458641 TYPE OF HOME PROPOSED:
 (2) APPLICANT Phillip Taylor Site Built Manufactured Home (UBC)
 (2) ADDRESS Same Manufactured Home (HUD)
 (2) TELEPHONE Same 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 _____
 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 licensed 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).

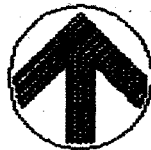
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/15/02
 Department Approval Pat Bushman Date 4-16-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>19759</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/16/02</u>

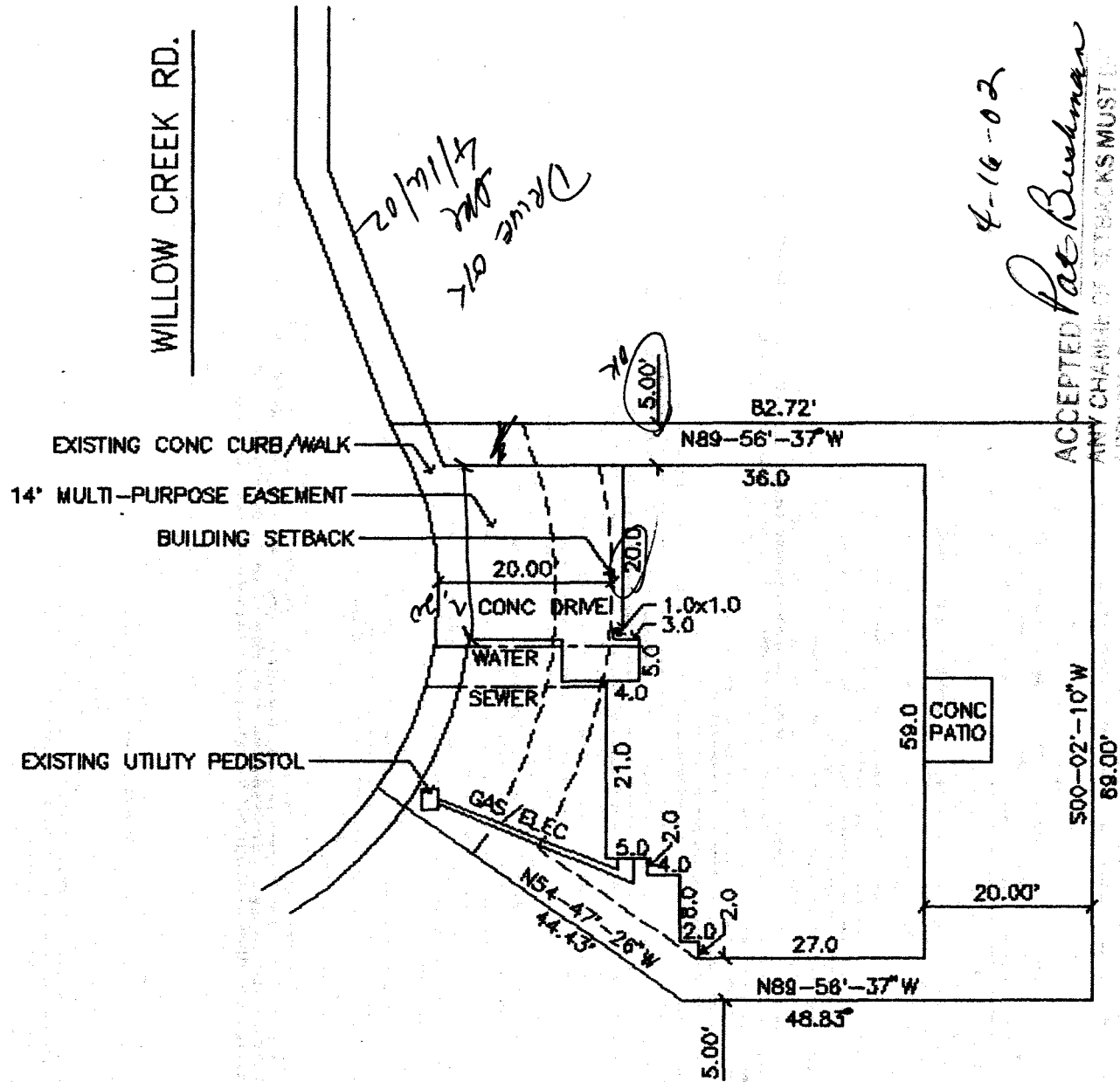
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



SITE PLAN LOT 1 BLK 2 SPANISH TRAILS SUB.

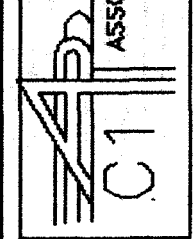
1" = 20.0'



4-16-02

ACCEPTED *Pat Buehler*

ANY CHANGE OF NETWORKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE PLANNING DEPARTMENT WILL BE RESPONSIBLE TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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Grand Junction, Colorado