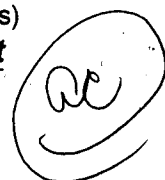


FEE \$	10.00
TCP \$	0
SIF \$	298.00

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

BLDG PERMIT NO. 86401



Your Bridge to a Better Community

BLDG ADDRESS 711 Willow Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1,748

TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1,748

FILING 2 BLK 6 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER TMC Enterprises Inc NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS Box 2569 Gr Jct CO81502 USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 2459271 DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) APPLICANT Same as above TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_

(2) TELEPHONE \_\_\_\_\_

**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 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  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 req'd.

CENSUS 9 TRAFFIC 5 ANN# \_\_\_\_\_

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 9/4/02

Department Approval PB Gayle Henderson Date 9-23-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15317</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/23/02</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)

9-23-02  
 ACCEPTED *Gayle 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.

# WILLOW CREEK ROAD



⊗ - DENOTES PROPERTY CORNER PIN

*Drive OK*  
*SH 9/4/02*

