

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

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

BLDG PERMIT NO. 85116



Your Bridge to a Better Community

BLDG ADDRESS 7005 Willow creek RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1619

TAX SCHEDULE NO. 2701-333-04-013 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1619

FILING 1 BLK 2 LOT 13 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

(1) OWNER CUSTOM QUALITY HOMES NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) ADDRESS 629 1/2 HUDSON BAY USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241 0325 DESCRIPTION OF WORK & INTENDED USE new SFR

(2) APPLICANT TOM HEILIG TYPE OF HOME PROPOSED:

Site Built \_\_\_\_\_ Manufactured Home (UBC)

\_\_\_\_\_ Manufactured Home (HUD)

\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2394 SAYRE DR.

(2) TELEPHONE 241 0325

**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  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 32' Special Conditions Letter from licensed Engineer Reg'd.

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 Thomas Heilig Date \_\_\_\_\_

Department Approval F.O. Gayle Henderson Date 6-26-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No.
Utility Accounting	<u>Bob Overholt</u>		Date <u>6/26/02</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)

6-26-02 Dayleen Henderson

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT. APPLICANTS  
MUST PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



68'

22'1"

5'2"

53'2"

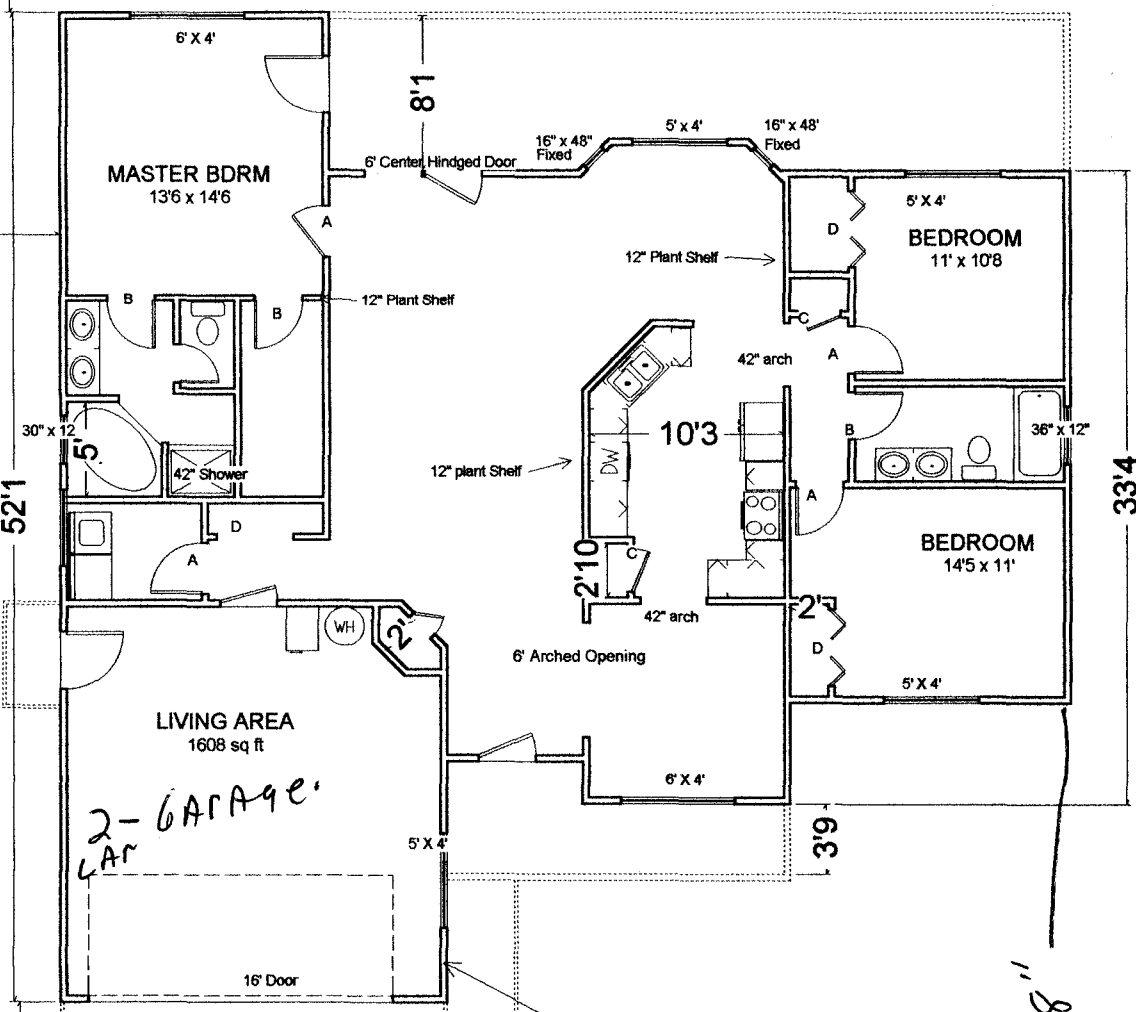
9'8"

52'1"

33'4"

82.7

95'



2-GARAGE CAR

PARKING

DRIVE OR  
DRI  
w/25/12

20'6"

20'8"

31'