

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 810333



Your Bridge to a Better Community

BLDG ADDRESS 704.5 Willow Creek RD SQ. FT. OF PROPOSED BLDGS/ADDITION 1618

TAX SCHEDULE NO. 2701-333-04-017 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1618

FILING 2 BLK 5 LOT 4 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 2394 SAYRE DR. USE OF EXISTING BUILDINGS SFR

(1) TELEPHONE 241-0325 DESCRIPTION OF WORK & INTENDED USE 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 234-9206

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 Required

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 9/17/02

Department Approval F. V. Mike Mager Date 9-20-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15315</u>
Utility Accounting	<u>Marshall</u>		Date <u>9/20/02</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)

87'

20' 1/2"

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

Mike Brown 9/20/02



116

all
OK
9/18/02

5' 1/2"

5' 1/2"

Lot 4 Block 5
Phase 2.

TOP OF CONCRETE
FOUNDATION
TO BE 19" ABOVE
SIDEWALK.

2 CAR
GARAGE

20x24
DRIVEWAY

24'

38'

TVA
lll

TD 4.5 willow creek RD
SPANISH TRAILS SUB