

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 86392



Your Bridge to a Better Community

BLDG ADDRESS 713 1/2 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1732  
TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS - 0 -  
SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1732  
FILING 2 BLK 6 LOT 5 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER TML Enterprises Inc NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS Box 2809, GJCO USE OF EXISTING BUILDINGS Single Family Res.  
(1) TELEPHONE 201-8022 DESCRIPTION OF WORK & INTENDED USE Single Family  
(2) APPLICANT Same as above TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 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 ltr from licensed Eng. required  
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 9/17/02  
Department Approval [Signature] Date 9/20/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15314</u>
Utility Accounting <u>[Signature]</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)

ACCEPTED *Alister Dragon 9/20/02*  
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

*ole*  
*ll* 9/17/02

