FEE \$	10.00
TCP \$	Ø
CIE ¢	20200

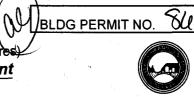
(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

BLDG ADDRESS 7/31/2 Wellow Creek	SQ. FT. OF PROPOSED BLDGS/ADDITION 17374
TAX SCHEDULE NO. 2701-333-01-001	SQ. FT. OF EXISTING BLDGS
SUBDIVISION Spanish Cails	TOTAL SQ. FT. OF EXISTING & PROPOSED 1732
OWNER TML Enlegence Inc	NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction
(1) ADDRESS BOK 2869, 6 9 CO	USE OF EXISTING BUILDINGS Single family Ros
(1) TELEPHONE 201-8022	DESCRIPTION OF WORK & INTENDED USE Single family
(2) APPLICANT Same es abore	<u>-</u>
(2) ADDRESS	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)
(2) TELEPHONE	Manufactured Home (HUD) Other (please specify)
property lines, ingress/egress to the property, driveway le	ail existing & proposed structure location(s), parting, setbacks to all ocation & width & all easements & rights-of they willigh abut the parcel.
and the second s	COMMUNITY DEVELOPMENT DEPARTMENT STOFF
ZONE PD	Maximum coverage of lot by structures 60%
SETBACKS: Front from property line (PL or from center of ROW, whichever is greater	Permanent Foundation Required: YES_X NO
Side 5 from PL, Rear 20 from	Parking Req'mt 2
	Special Conditions Str from licensed Eng. regularity CENSUS 9 TRAFFIC 5 ANNX#
Maximum Height 32'	CENSUS 9 TRAFFIC 5 ANNX#
	oved, in writing, by the Community Development Department. The pied until a final inspection has been completed and a Certificate of ing Department (Section 305, Uniform Building Code).
	to the information is correct; I agree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal to non-use of the building(s).
Applicant Signature	Date 9/17/07
Department Approval 4 4 1/18/11 May	10n Date 9/20/02
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No. / 53) 4
Utility Accounting I Blusley	Date 9/20/02
	E (Section 9-3-2C Grand Junction Zoning & Development Code)

(Pink: Building Department)

INY CHANGE OF SETBACKS MUSTUSIA PPROVED BY THE CITY PLANNING EPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES WILLOW CREEK ROAD N89D54'31'W 74.58' 1-10' EASEMENT-CONCRETE DRIVEWAY AND SIDEWALK BLDG TO GARAGE 428 SQUARE FEET -14 07 BLDG TO PROP-86.03 713 1/2 WILLOW CREEK RD BLOCK 6 LOT 5 SPANISH TRAILS SUBDIVISION 1732 SQUARE FEET -12' SETBACK-

-N89D55'39'W 74.58'-

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BLDG TO

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-5' SB-

6' BLDG TO PROP-