

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

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

BLDG PERMIT NO. 87010



Your Bridge to a Better Community

BLDG ADDRESS 703 Willow Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1874

TAX SCHEDULE NO. 2701-333-05-023 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1874

FILING 2 BLK 4 LOT 7

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER NERLID UNRWA

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2812 COTTAGE

USE OF EXISTING BUILDINGS NONE

(1) TELEPHONE 970-242-8035

DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE

(2) APPLICANT NERLID UNRWA

TYPE OF HOME PROPOSED:

(2) ADDRESS SAME

Site Built Manufactured Home (UBC)

(2) TELEPHONE SAME

Manufactured Home (HUD)

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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 5' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions ltr from licensed eng reqd

CENSUS _____ TRAFFIC _____ 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 M. Unrwa

Date 11/18/02

Department Approval AHC Faye Robinson

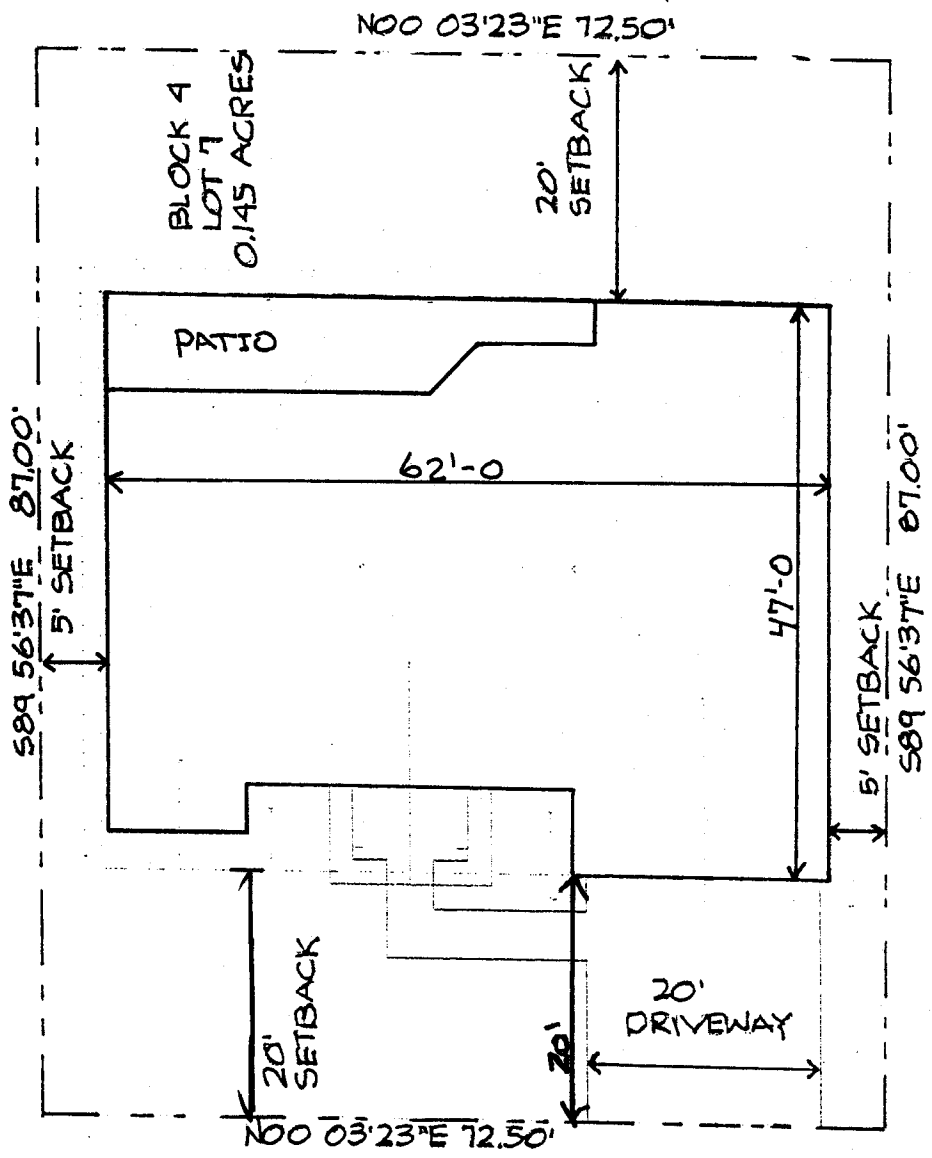
Date 11/20/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15500</u>
Utility Accounting	<u>Cancel</u>		Date <u>11/20/02</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)

11/20/02
 ACCEPTED *C. Faye Gibson*
 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



ole
ll
 11/18/02

SITE PLAN
 SCALE: 1/16" = 1'-0"

703 WILLOW CREEK LANE — Σ \rightarrow
 SPANISH TRAIL SUBDIVISION FILING 2, BLK 4, LOT 7