

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

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

BLDG PERMIT NO. 85971



Your Bridge to a Better Community

BLDG ADDRESS 714 Willow Creek Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1650
 TAX SCHEDULE NO. 2901-333-02-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1650
 FILING 2 BLK 7 LOT 95 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER Jim Pedersen NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 667 Miranda St / 81505 USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 970-201-8184 DESCRIPTION OF WORK & INTENDED USE Construction of Duplex
 (2) APPLICANT Jim Pedersen TYPE OF HOME PROPOSED:
 (2) ADDRESS 667 Miranda St Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970-201-8186 _____ 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) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 attached 0' Parking Req'mt 2
 Superior 5' from PL, Rear 20' from PL Special Conditions ltr from lic. eng reqd
 Maximum Height 32' 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).

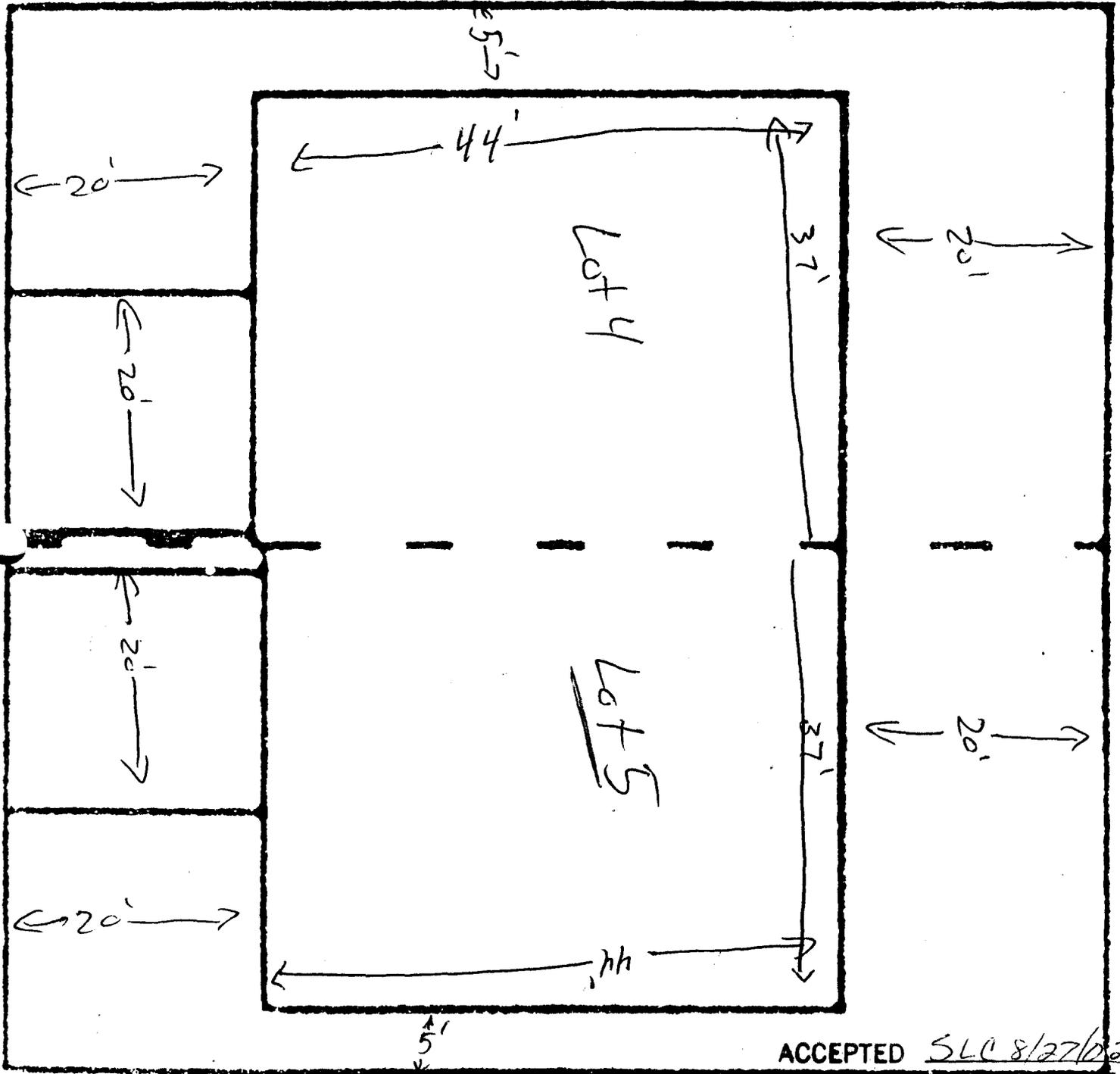
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jane [Signature] Date 8/24/02
 Department Approval [Signature] Date 8/27/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15234</u>
Utility Accounting	<u>0</u>	Date	<u>8/27/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

714 Willow Creek Rd



Phase 2 Block 1 Spanish Trails

ACCEPTED SLC 8/27/02
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.

714.5 Willow Creek Rd

DRIVE OK
5/4 8/22/02