

FEE \$	10.00
TCP \$	—
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 85740

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 702 1/2 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1710

TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1710

FILING 2 BLK 5 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Disraili Deve NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 800 Belford USE OF EXISTING BUILDINGS New Res.

(1) TELEPHONE 241-1040 DESCRIPTION OF WORK & INTENDED USE New Res.

(2) APPLICANT Meritt Coast Inc. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify) TB

(2) ADDRESS 1420 Motor Street

(2) TELEPHONE 241-5164 Cell 264463

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 _____

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 of approval from
VICE: ENGINEER

CENSUS 4 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 [Signature] Date 8/5/02

Department Approval [Signature] Date 8-12-02

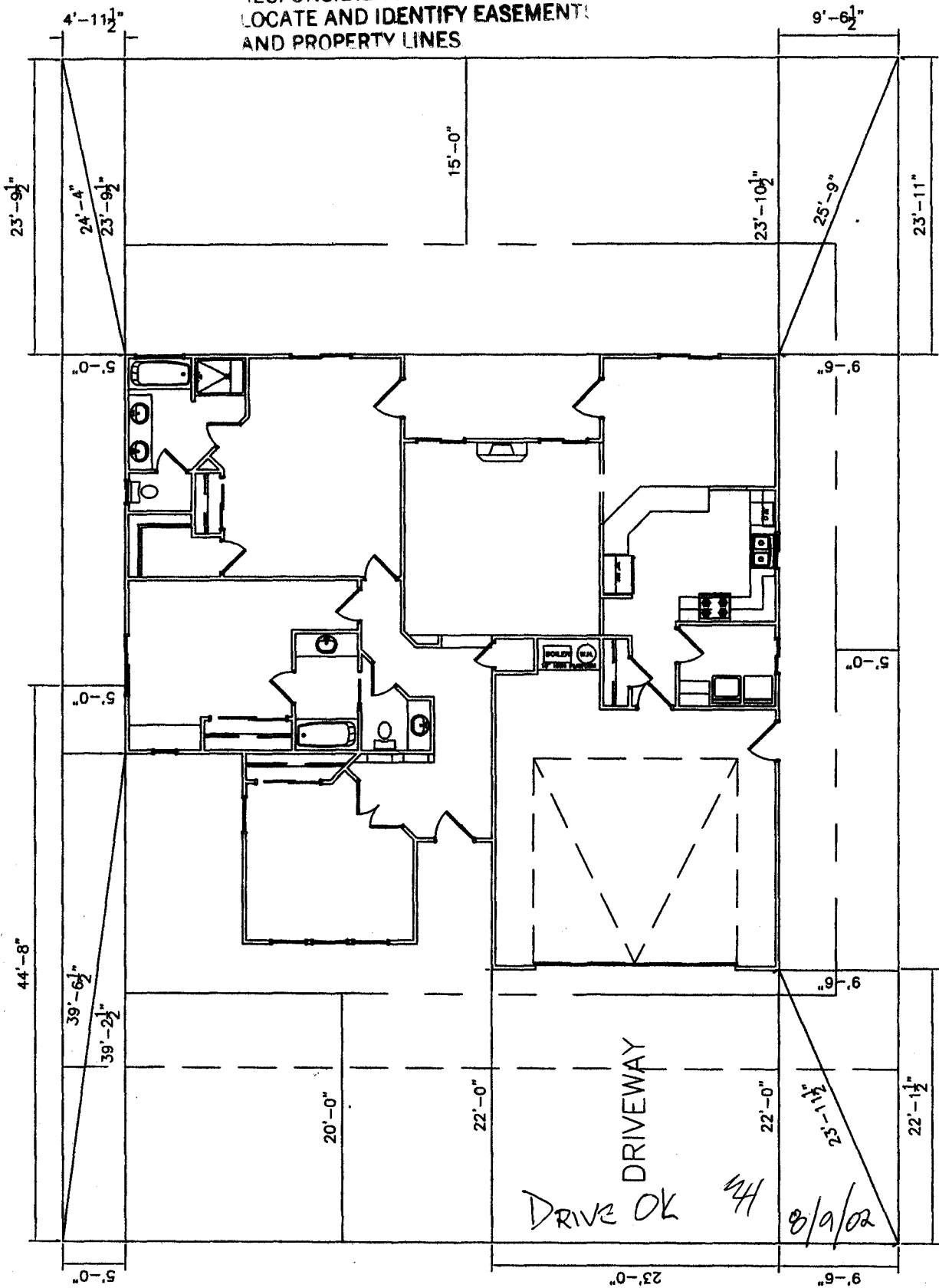
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15205</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/13/02</u>

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)

8-13-02 *Daylean Henderson*
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

SPANISH TRAILS LOT 2



702 1/2 Willow Creek Road

DRIVEWAY
 DRIVE OK 1/4 8/9/02