

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

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

BLDG PERMIT NO. 85959



*ac*

Your Bridge to a Better Community

BLDG ADDRESS 711 1/2 Willow Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1,748 #

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

SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1,748 #

FILING 2 BLK 4 LOT 3 NO. OF DWELLING UNITS:

(1) OWNER TML Enterprises Inc Before: 0 After: 1 this Construction

(1) ADDRESS Box 2569 Grand Junction NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 248-9271 Before: 0 After: 1 this Construction

(2) APPLICANT Sameas above USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Single Family Res.

(2) TELEPHONE \_\_\_\_\_ TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 6090

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 18

Maximum Height 32'

Special Conditions Letter from Engineer

CENSUS 9 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 9/4/02

Department Approval F.B. Pat Bushman Date 9-4-02

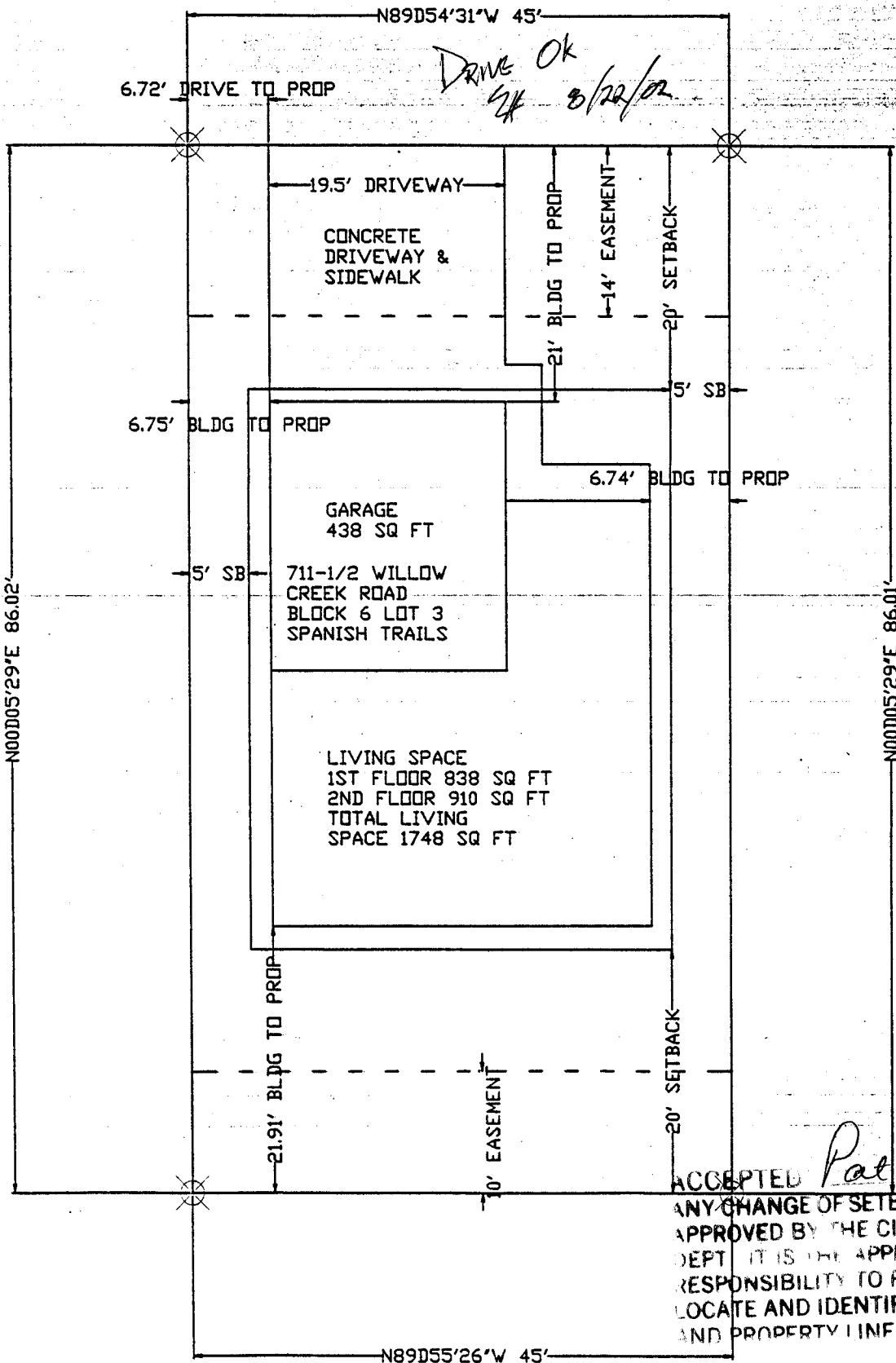
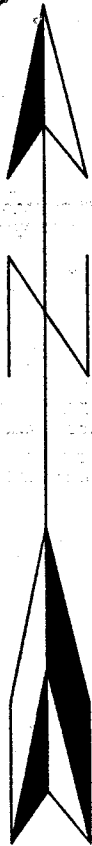
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15268</u>
Utility Accounting	<u>U Benseney</u>	Date	<u>9/4/02</u>

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)

# WILLOW CREEK ROAD

⊗ - DENOTES PROPERTY CORNER PIN



9-4-02

ACCEPTED *Pat Bushman*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES