

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

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

BLDG PERMIT NO. 85972



Your Bridge to a Better Community

BLDG ADDRESS 714.5 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1650  
 TAX SCHEDULE NO. 2701-333-02-003 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1650  
 FILING 2 BLK 7 LOT 54 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 USE OF EXISTING BUILDINGS NA  
 (1) TELEPHONE 970-201-8184 81925 DESCRIPTION OF WORK & INTENDED USE 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  
 Parking Req'mt 2  
 Side attached 0' from PL, Rear 20' from PL Special Conditions ltr from lic eng reqd  
 Maximum Height 32' 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).

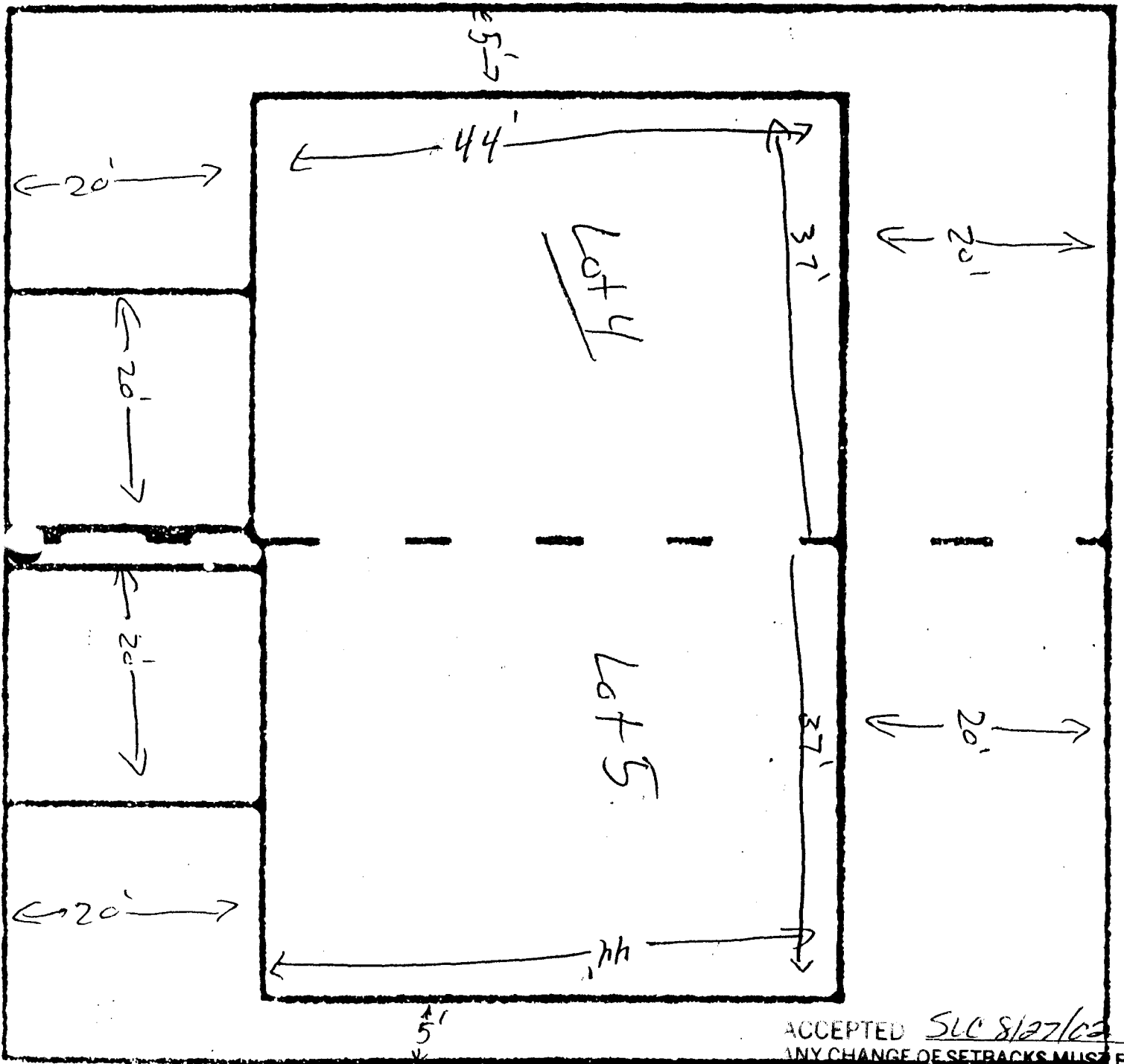
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/20/02  
 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>15237</u>
Utility Accounting	<u>[Signature]</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



714.5 Willow Creek Rd

DRIVE OK  
5/4 8/22/02

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.

More - block 1 apartment units