

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

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

BLDG PERMIT NO. 85666



Your Bridge to a Better Community

BLDG ADDRESS 716 1/2 Willow Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1628

TAX SCHEDULE NO. _____ SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1628

FILING 2 BLK 7 LOT 3 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

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

(1) ADDRESS 667 Miranda St, GJ 81505 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-201-8186 DESCRIPTION OF WORK & INTENDED USE construction

(2) APPLICANT Jim Pedersen TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 667 Miranda St, GJ 81505

(2) TELEPHONE 970-201-8186

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

Side 0 1/5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Letter from PE (Soil Conditions)

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).

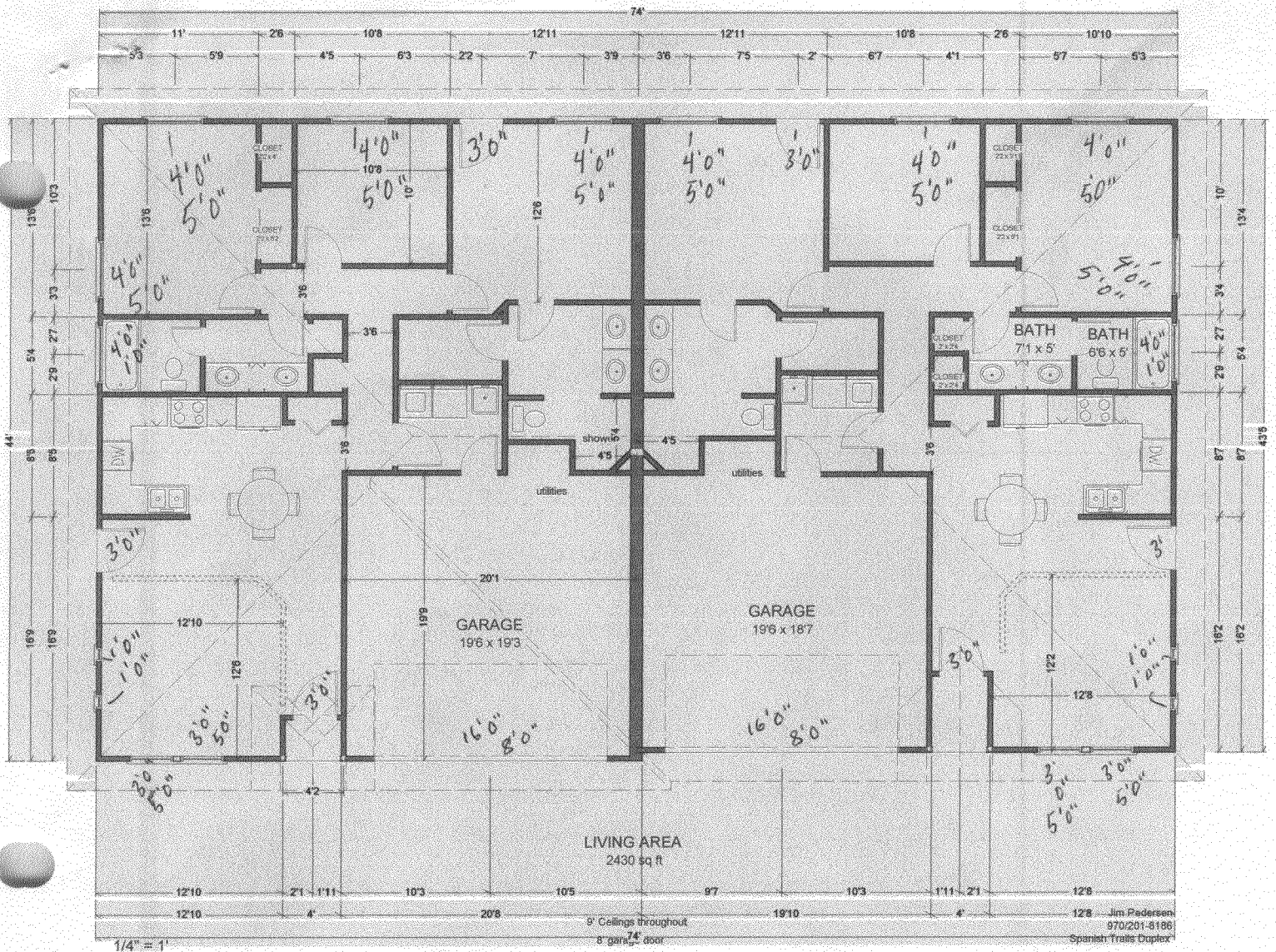
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature James Pedersen Date 7/26/02

Department Approval RB Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15179</u>
Utility Accounting <u>J. Pedersen</u>		Date <u>8/5/02</u>	

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

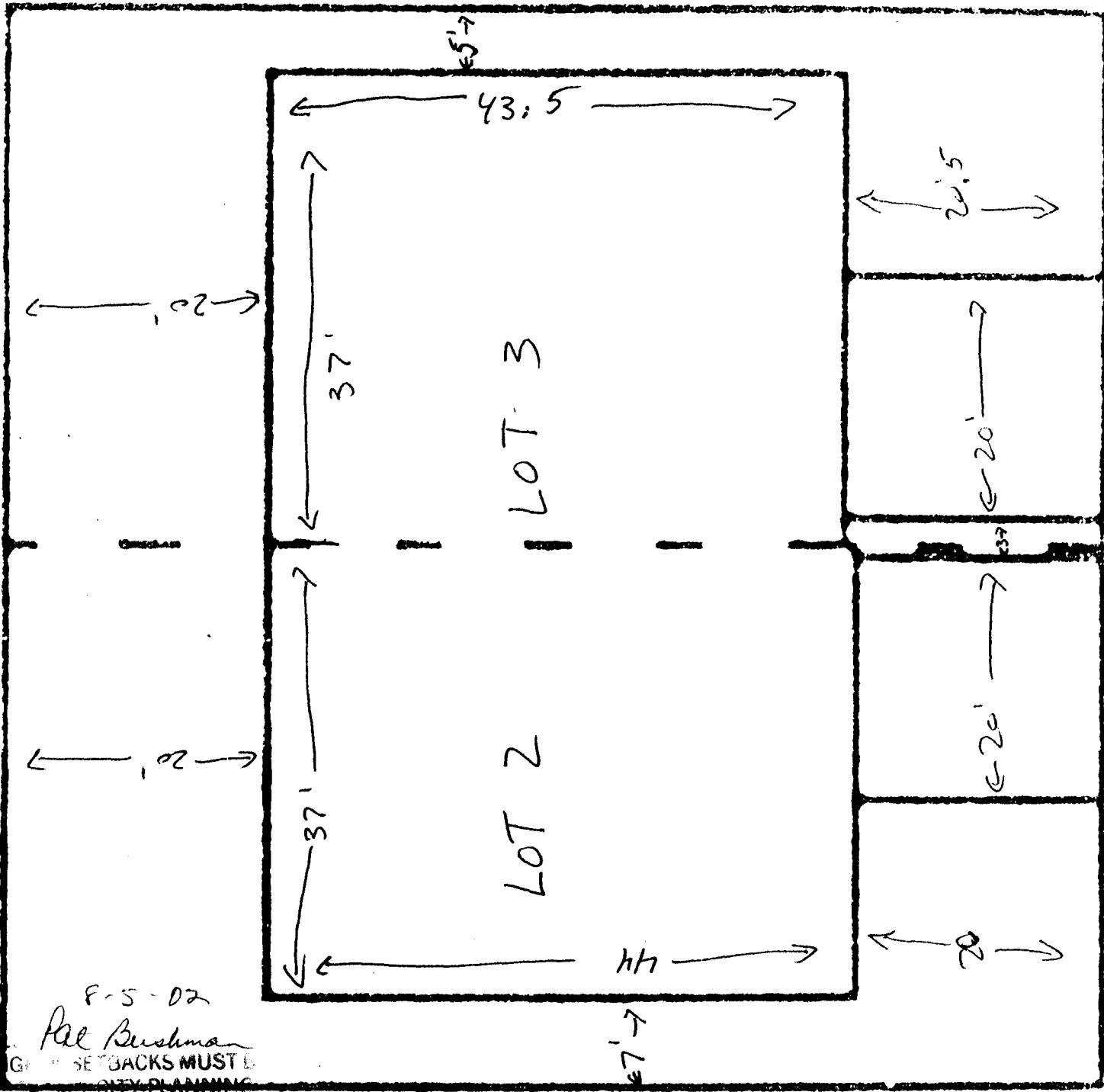


8-5-02
 ACCEPTED Pat Bushman
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINES

Done OK
 Paul Davis
 7-31-02

716.5 Willow Creek Rd

Phase 2 Block 7 Spanish Trails Subdivision



F-5-02

Pat Bushman

ACCEPTED BY CITY PLANNING DEPARTMENT. ANY CHANGES TO SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

716 Willow Creek Rd