

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 87927



Your Bridge to a Better Community

BLDG ADDRESS 710 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1755
 TAX SCHEDULE NO. 2701-333-06-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1755
 FILING 2 BLK 7 LOT 9
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Dave Fisher
 (1) ADDRESS P.O. Box 3441, GJ
 (1) TELEPHONE 242-3271
 (2) APPLICANT Great Services, Inc.
 (2) ADDRESS 3032 1-70 Bus Loop
 (2) TELEPHONE 434-4666
 USE OF EXISTING BUILDINGS N/A
 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 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 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 0' Attached from PL, 5' exterior Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Lic eng Ltr.
 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 [Signature] Date 1-24-03
 Department Approval [Signature] Date 1/21/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15696</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/31/03</u>

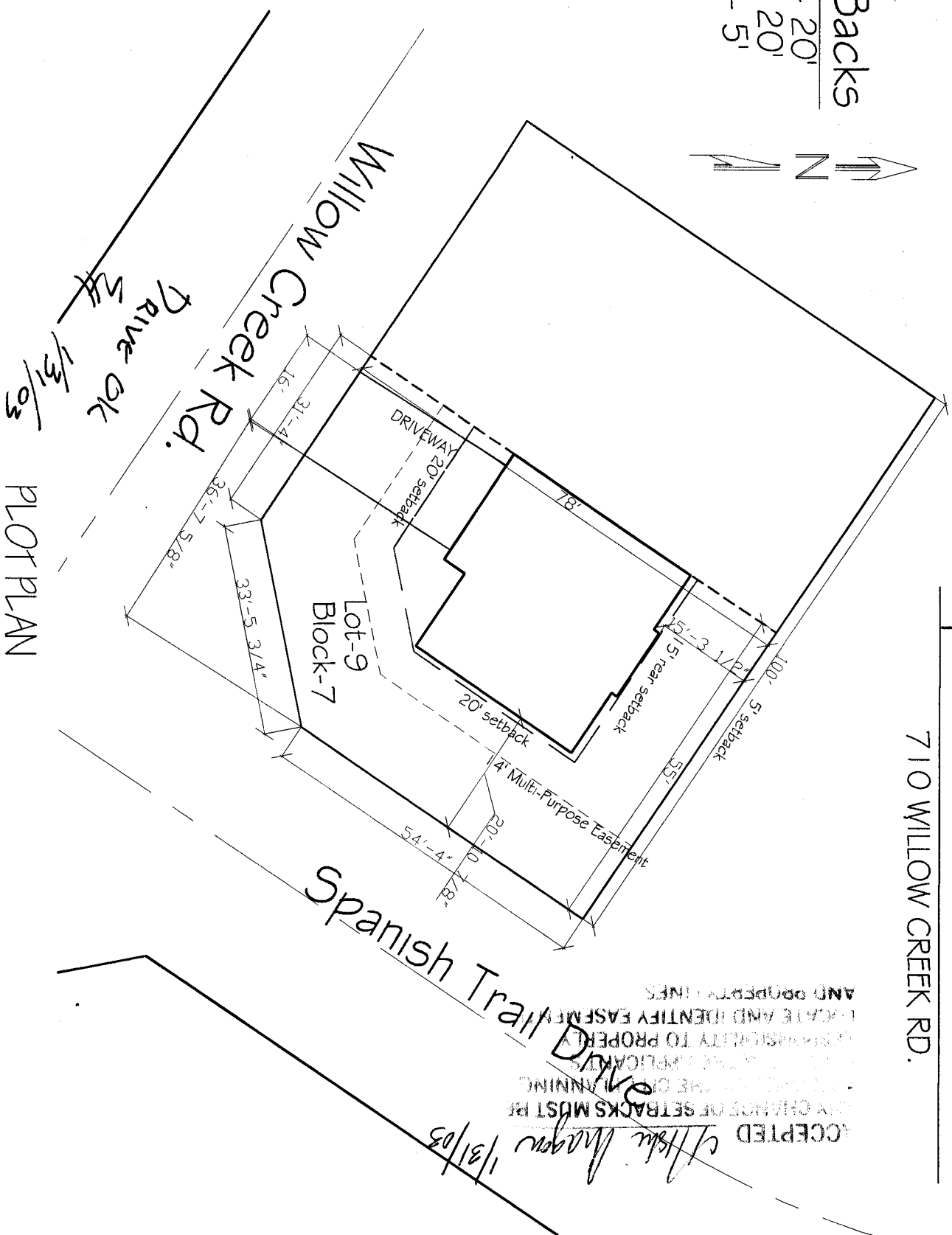
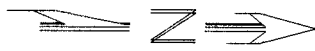
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Spanish Trail Sub. Phase 2

710 WILLOW CREEK RD.

Set Backs
 Front- 20'
 Back- 20'
 Sides- 5'



PLOTPLAN

SCALE: 1" = 10' - 0"

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CHAIRMAN
 OF THE APPLICANT
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

Chick Mason
 1/31/03

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	FISHER DUPLEX	
MODEL: FISHER DUPLEX ADDRESS: 710 & 710 1/2 WILLOW CREEK RD. CITY, STATE: GRAND JUNCTION, CO.		
DRAWN BY: J.C.	DATE: 1.21.02	REVISIONS: 1.C
DATE: 1.30.03	SHEET: 2	
XW 03		