

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 719 Willow Creek Rd  
Parcel No. 2701-333-30-005  
Subdivision Spanish Trails  
Filing 3 Block 8 Lot 5

No. of Existing Bldgs 0 Proposed 1  
Sq. Ft. of Existing Bldgs 0 Proposed 1700  
Sq. Ft. of Lot / Parcel 0.145 acres  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 2337

**OWNER INFORMATION:**

Name FarmFirst Home Builders  
Address 503 23 Rd.  
City / State / Zip CO. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Keith Davis  
Address 503 23 Rd.  
City / State / Zip CO. 81503  
Telephone 970-242-7444

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>P0</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Engineered foundation required / See subdivision Grading Plan</u>
Voting District <u>B</u> Driveway Location Approval <u>WN</u> (Engineer's Initials)	

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).

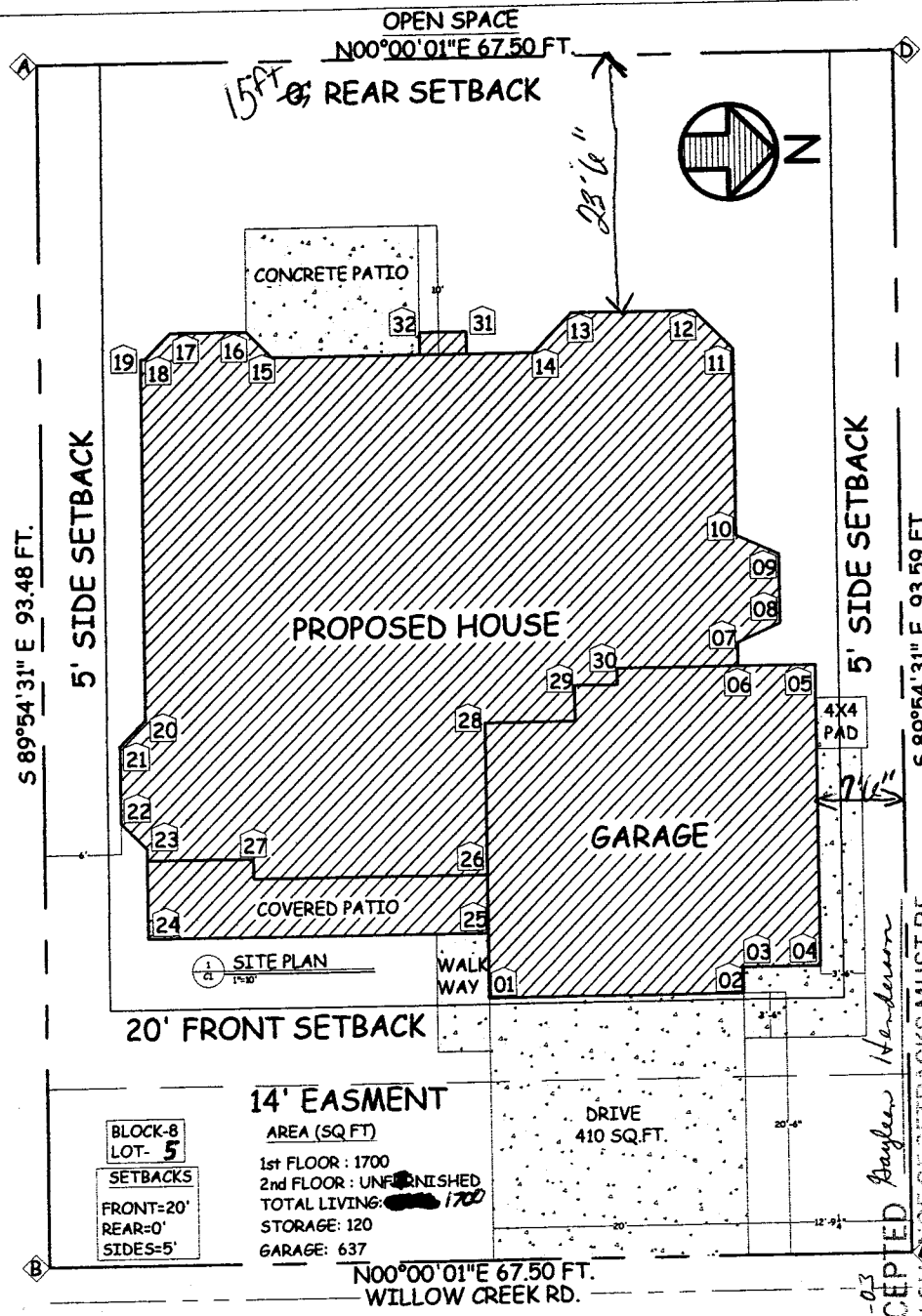
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 12/9/03  
Department Approval NA Daylen Henderson Date 12-31-03

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>6869</u>
Utility Accounting <u>[Signature]</u> Date <u>12/31/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SITE PLAN DATA SHEET		DIMENSIONS
HOUSE DATA PT.	PROPERTY DATA PT.	
FROM	TO	
01	02	40' 3-15/16"
		38' 7-7/8"
		58' 5-5/6"
02	03	24' 1-13/16"
		59' 2-1/16"
03	04	25' 10-7/16"
		64' 9-1/8"
04	05	23' 5-15/16"
		46' 3-15/16"
		48' 3-1/8"
05	06	47' 6-15/16"
		49' 5-3/4"
06	07	49' 3-7/8"
		47' 8-3/4"
07	08	50' 9-1/16"
		45' 5-3/4"
08	09	55' 4"
		40' 2-7/8"
09	10	39' 8-13/16"
		66' 3-1/8"
10	11	26' 6-7/16"
		59' 3-9/16"
11	12	25' 8-7/16"
		55' 4-5/8"
12	13	32' 7-7/16"
		46' 5-3/4"
13	14	36' 10"
		45' 3-1/16"
14	15	54' 5-1/4"
		29' 5-15/16"
15	16	55' 5-1/2"
		26' 8-1/4"
16	17	61' 5-8"
		23' 6-1/4"
17	18	63' 7-9/16"
		24' 7-3/16"
18	19	63' 11-1/4"
		24' 5-7/8"
19	20	51' 9-7/16"
		43' 2"
20	21	53' 6-1/8"
		40' 10-15/16"
21	22	59' 5-3/4"
		34' 11-1/4"
22	23	61' 8-5/16"
		33' 4-3/4"
23	24	68' 6-5/8"
		26' 8-7/8"
24	25	76' 4-7/16"
		43' 1"
25	26	72' 4-5/8"
		45' 10-11/16"
26	27	64' 2-3/16"
		35' 6-1/8"
27	28	62' 3-13/16"
		54' 3-5/8"
28	29	64' 4-5/8"
		61' 1-7/16"
29	30	65' 8-1/16"
		64' 4-11/16"
30	31	39' 9-7/8"
		79' 7-1/4"
31	32	36' 9-1/2"
		78' 1-7/16"



12-31-03  
 ACCEPTED *Baylen Henderson*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. PLANNING DEPARTMENT MUST PROPERLY LOCATE ALL PROPERTY EASEMENTS AND PROPERTY LINES.  
 12/10/03

**ROB & CASSI FISHER**  
 719 WILLOW CREEK RD.  
 FILING 3/SPANISH TRAILS

REVISIONS:
11-26-03
12-4-03
12-9-03
DRAWING BY: MELINA GUDCUMB
ACCEPTED BY:
DATE ACCEPTED:
FILE #: FILE #
<b>C1</b>