

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

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

BLDG PERMIT NO. _____



Building Address 723 W. New Creek Rd. No. of Existing Bldgs 0 Proposed 1
Parcel No. 2701-333-38-009 Sq. Ft. of Existing Bldgs 0 Proposed 1760
Subdivision Spanish Trail Sq. Ft. of Lot / Parcel 0.145 acres
Filing 3 Block 3 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2278

OWNER INFORMATION:

Name Fan First Home Builders Inc.
Address 503 23 Rd.
City / State / Zip Co. J. CO, 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Keith Lewis
Address 503 23 Rd.
City / State / Zip Co. J. CO 81503
Telephone 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.

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 X NO _____
Side 5' from PL Rear 15' from PL Parking Requirement 2
Maximum Height of Structure(s) 32' Special Conditions _____
Voting District B Driveway Location Approval CU
(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 12/10/03
Department Approval NA [Signature] Date 12/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

Adjaeuf Lok

*distance
needs to
be 43'
Flip or
rotate house,
ole*

*W
12/12/03*

S89D54'31"E 91.40'

5' SIDE SETBACK

2 Car Garage
518SF

FLOOR 1760SF

5' SIDE SETBACK

S89D54'31"E 93.70'

PLOT PLAN: 1" = 10'

14' MULTI-PURPOSE EASEMENT

APPROVED BY THE CITY PLANNING
DEPT. FOR ALL APPLICANTS
RESPONSIBLE TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

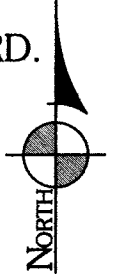
N00D05'29"E 62.20'
WILLOW CREEK ROAD

PLOT PLAN

scale: 1" = 10'-0"

1760SF - TOTAL SQUARE FEET
GARAGE = 518SF

723 WILLOW CREEK RD.
SPANISH TRAIL SUB.
PHASE 3
LOT 9
BLOCK 8
0.145 acres



SETBACKS:
FRONT 20'
REAR 15'
SIDE 5'

*Accepted
Maaga 12-12-03*

N00D00'01"E 67.50'

15' REAR SETBACK

Covered Porch

Covered Porch

Art Conc. Pad

Front Porch & Walk

Driveway