

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

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

BLDG PERMIT NO. 87928



Your Bridge to a Better Community

BLDG ADDRESS 710 1/2 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1755  
 TAX SCHEDULE NO. 2701-333-02-008 SQ. FT. OF EXISTING BLDGS Ø  
 SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1755  
 FILING 2 BLK 7 LOT 8  
 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: Ø 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 I-70 Bus. Loop  
 (2) TELEPHONE 434-41616  
 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 100%  
 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, Rear 5' exterior 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions Approval Ltr from Lic  
 CENSUS 9 TRAFFIC 5 ANNEX# eng.

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 \_\_\_\_\_  
 Department Approval NA Mishi Chagn Date 1/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15097</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)

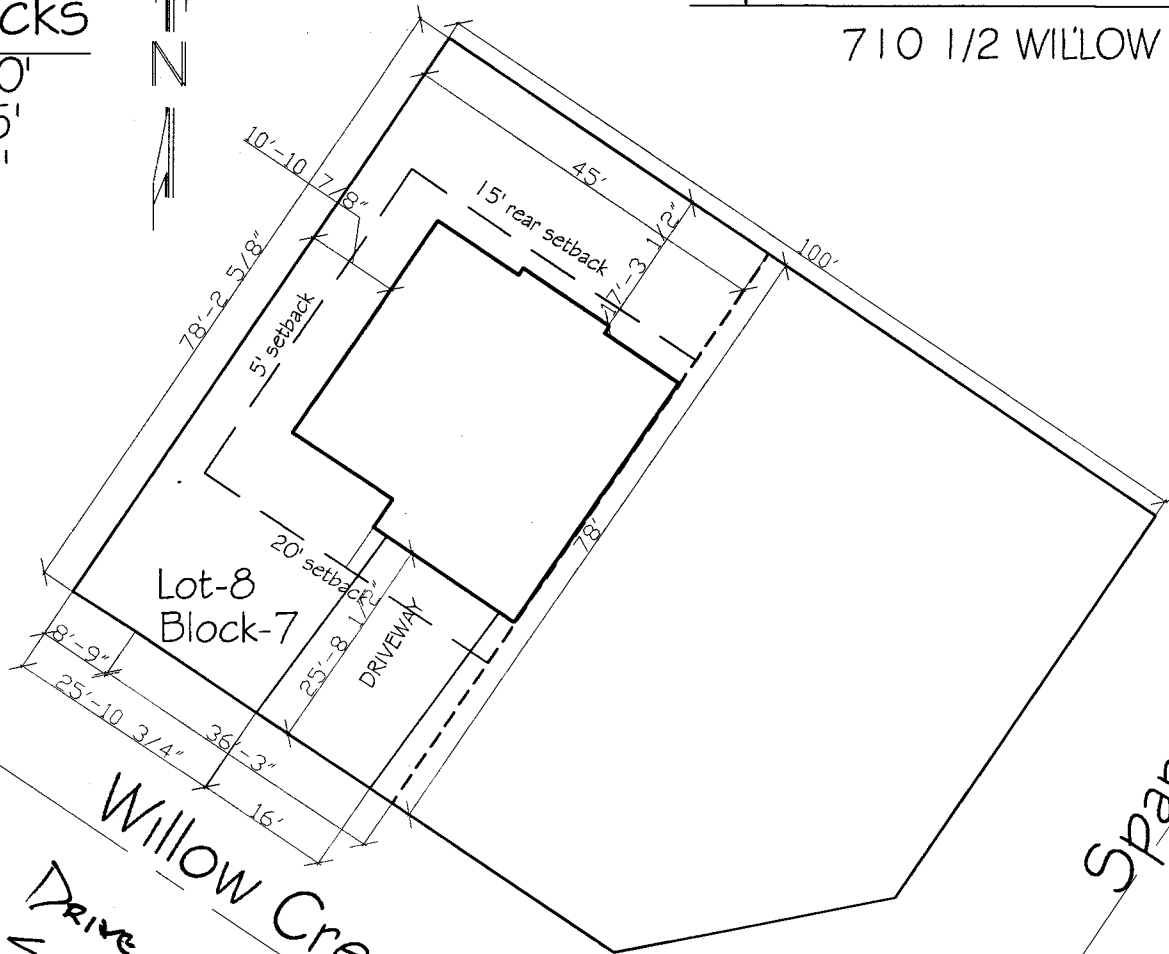
# Set Backs

Front- 20'  
 Back- 15'  
 Sides- 5'



# Spanish Trail Sub. Phase 2

710 1/2 WILLOW CREEK RD.



Willow Creek Rd.

Spanish Trail Drive

Drive OK  
 1/31/03

ACCEPTED  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES  
 FISH FISHER 1/31/03

PLOT PLAN

SCALE: 1" = 10' - 0"

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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:  
 12.2.02

REVISED BY:  
 J.C.

DATE:  
 1.30.03

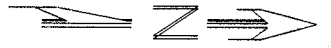
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2

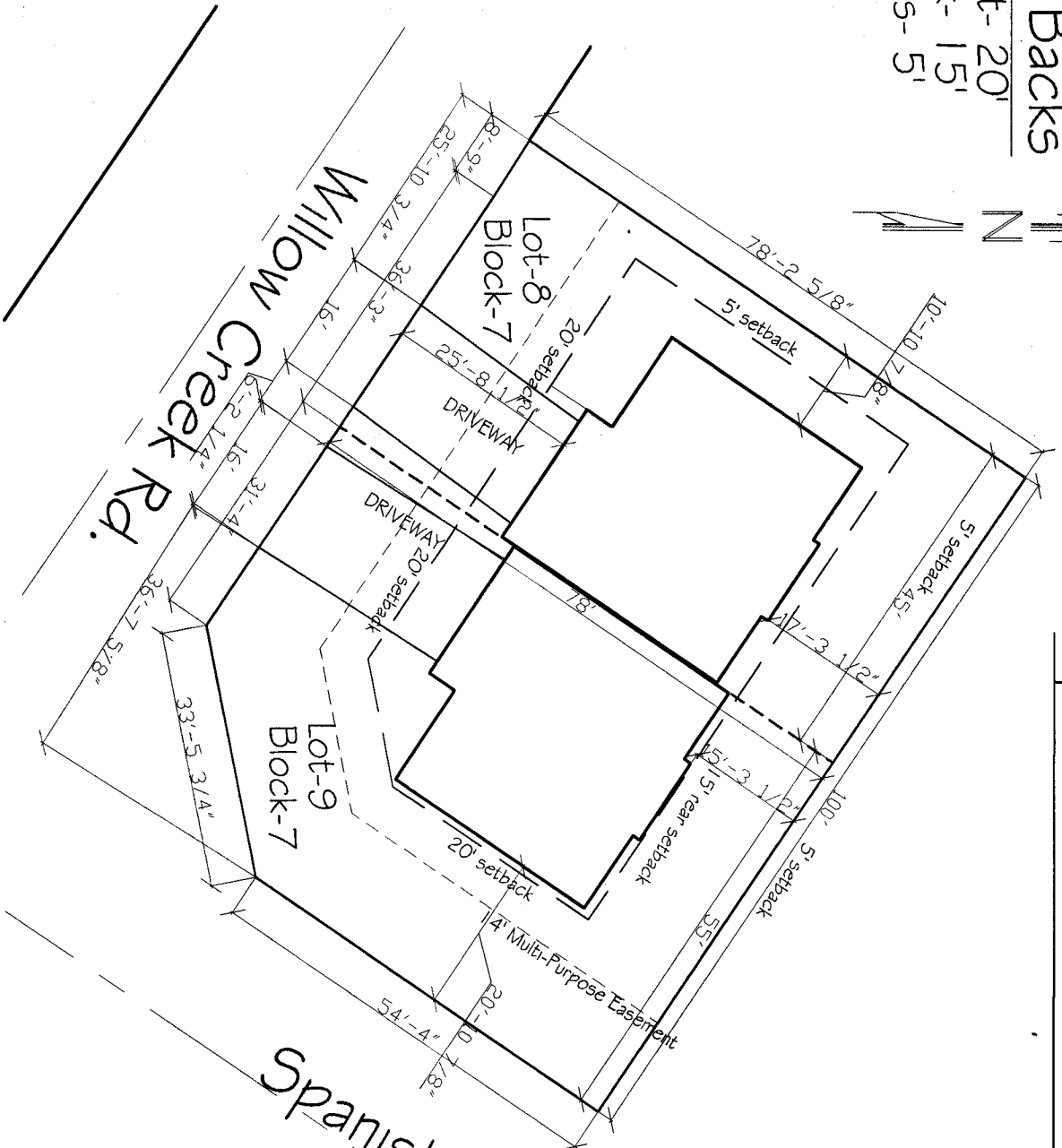
WX-05

# Set Backs

Front- 20'  
Back- 15'  
Sides- 5'



# Spanish Trail Sub. Phase 2



# PLOTPLAN

SCALE: 1" = 10' - 0"

ACCEPTED *Alshi Aragon 1/31/03*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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