

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

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

BLDG PERMIT NO. 88437



Your Bridge to a Better Community

BLDG ADDRESS 712 1/2 Willow Creek RD SQ. FT. OF PROPOSED BLDGS/ADDITION ~~1702~~ 1702  
 TAX SCHEDULE NO. 2701-333-06-006 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED ~~1702~~ 1702  
 FILING 2 BLK 7 LOT 6 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Glen Whaley USE OF EXISTING BUILDINGS N/A  
 (1) ADDRESS 2881 Vista Mar Dr DESCRIPTION OF WORK & INTENDED USE NEW S.F.  
 (1) TELEPHONE 970/241-7777 TYPE OF HOME PROPOSED:  
 (2) APPLICANT Glen Whaley  Site Built  Manufactured Home (UBC)  
 (2) ADDRESS SAME  Manufactured Home (HUD)  
 (2) TELEPHONE SAME  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 0'5' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions Letter from Engineer required  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Glen Whaley Date 1-8-03  
 Department Approval J.B. C. Taylor Date 4/2/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>5885</u>
Utility Accounting	<u>10</u>	Date	<u>4-20-03</u>

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

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

