

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

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

BLDG PERMIT NO. _____



Building Address 717 1/2 Willow Creek Rd
 Parcel No. 2701-333-38-004
 Subdivision Spanish Trails
 Filing 3 Block 8 Lot 4

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed _____
 Sq. Ft. of Lot / Parcel ~~2314~~ 182 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2314

OWNER INFORMATION:

Name Fam First Home Builders
 Address 503 23 Rd
 City / State / Zip Grand Junction 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 Grand Junction CO 81503
 Telephone 970-242-7444

***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 15' dwelling 20' garage from property line (PL) Permanent Foundation Required: YES NO
 Side 5' from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions ltr from licensed eng reqd
 Voting District "B" Driveway Location Approval lu See Subdivision Grading Plan
 (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 [Signature] Date 12-31-03

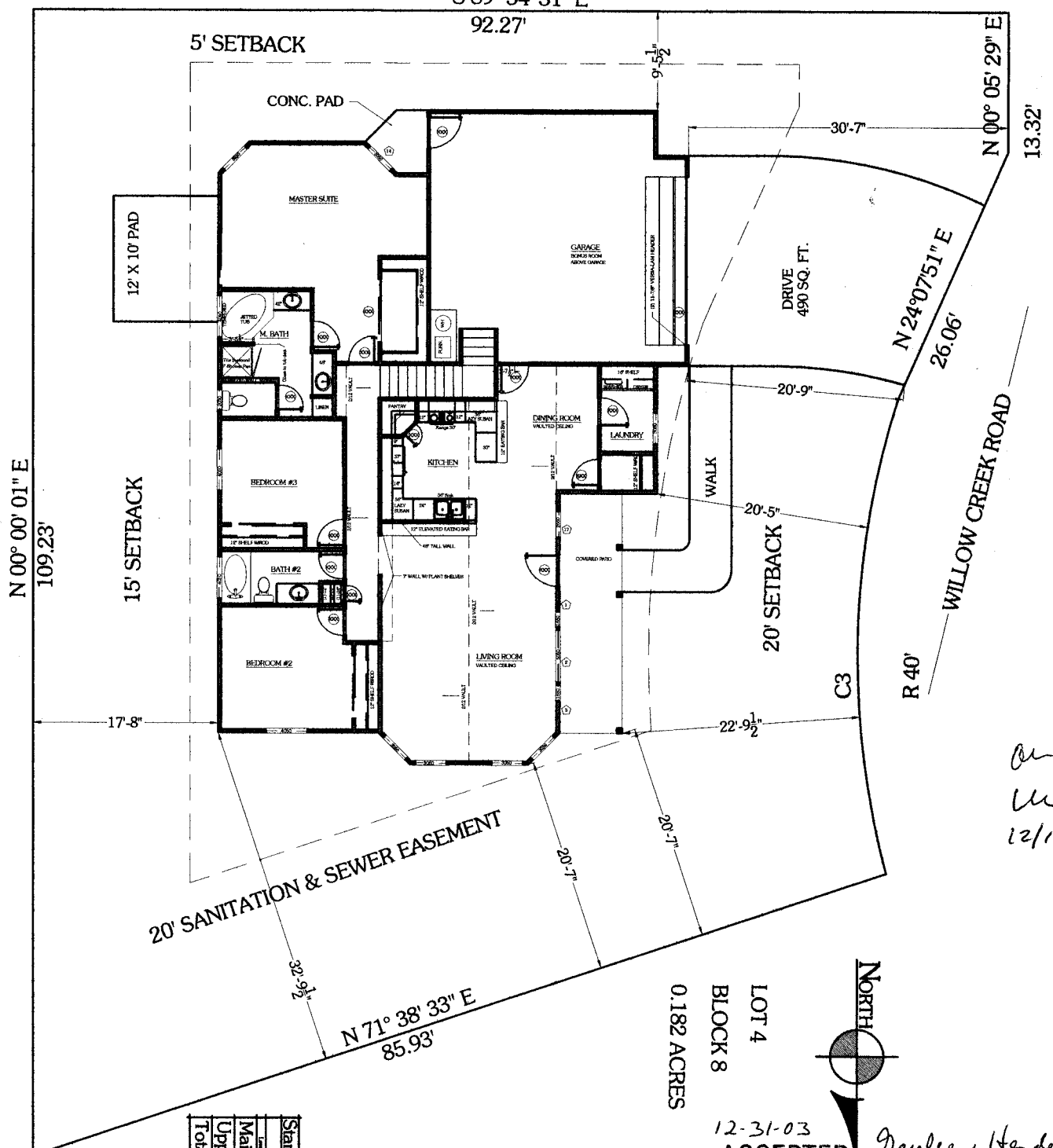
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16868</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/31/03</u>		

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)

S 89° 54' 31" E

92.27'

5' SETBACK



N 00° 00' 01" E

109.23'

15' SETBACK

17'-8"

20' SANITATION & SEWER EASEMENT

32'-9 1/2"

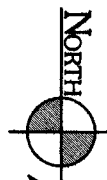
N 71° 38' 33" E

85.93'

0.182 ACRES

LOT 4

BLOCK 8



12-31-03

ACCEPTED

Dayleen Henderson

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE SIGNIFICANT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND NOTIFY EASEMENTS AND PROPERTY LINES.

SCALE: 1" = 10'

Area	Living	Garage	Patios/Decks
Main	1731	583	137
Upper (UNFIN)	N/A	N/A	N/A
Total	1731		

Site Plan

REVISIONS

DRAWN BY:
NATHAN
HILL

DATE: 12.3.2003

ADDRESS: 717 1/2 WILLOW CREEK RD.
PROJECT: RIDEMORE BART PLAN #2346

JOB NUMBER

SHEET

C1