

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

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

BLDG PERMIT NO. _____

Building Address 702 Willow Creek RD No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-333-04-014 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1515
 Subdivision SPANISH TRAILS Sq. Ft. of Lot / Parcel 6,000.
 Filing 2 Block 5 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2200

OWNER INFORMATION:

Name Custom Quality Homes Inc
 Address 237 W 1st St.
 City / State / Zip PALISADE CO 81526

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Custom Quality Homes
 Address 237 W 1st St.
 City / State / Zip PALISADE CO. 81526
 Telephone 201 2371

***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 <u>PD</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>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Letter from Engineer Required</u>
Voting District <u>B</u> Driveway Location Approval <u>W</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 Thomas S. [Signature] Date 6/29/04
 Department Approval M. [Signature] Date 6/30/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17396</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-30-04</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)

702 willow creek RD
LOT 1 BLOCK 5
PHASE 2 -
SPANISH TRAILS SUB

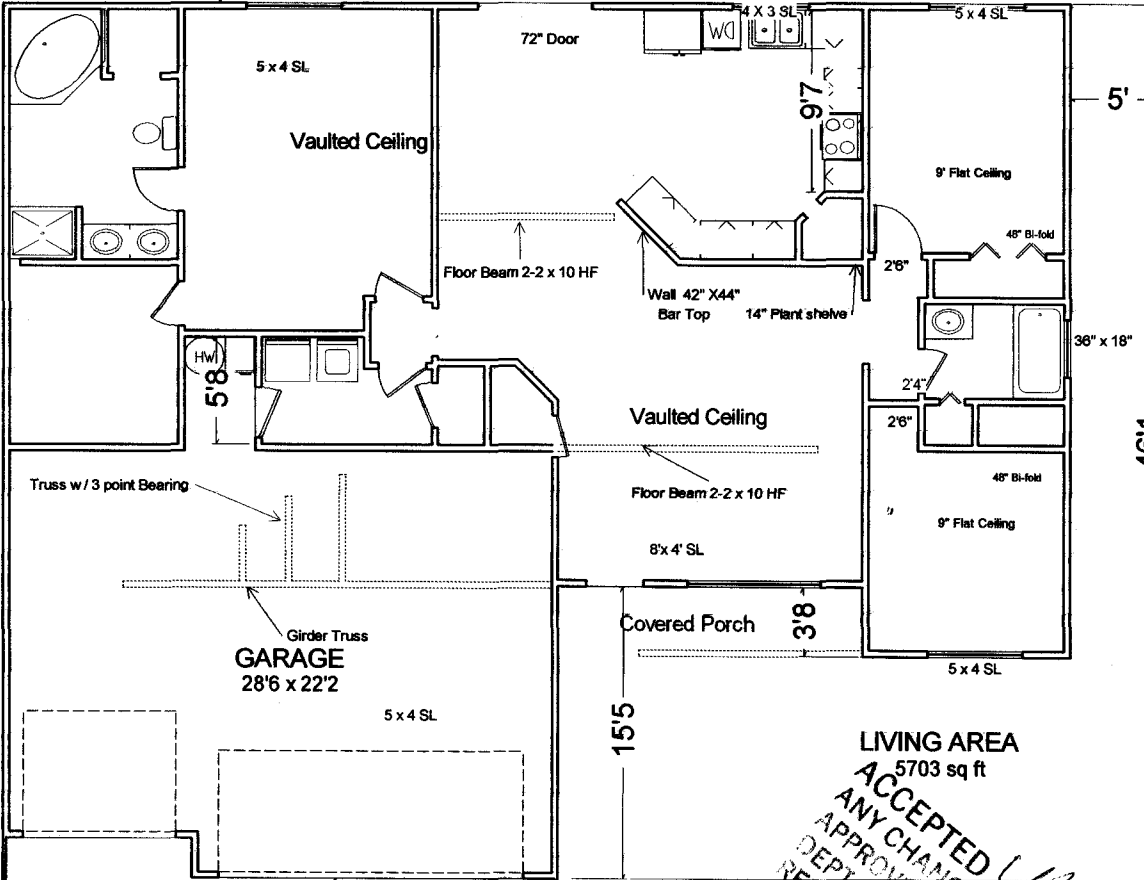
28'8

56'1

5'1

36" x 36"
Glass
Block

46'1



5'

46'1

95'3

15'5

LIVING AREA
5703 sq ft

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

W. S. ...
 6/30/04

Driveway
20'6" X 30'

20'6

drive
over
6/29/04