

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 717 Willow Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1484

TAX SCHEDULE NO. 270133338 003 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1484

FILING 3 BLK 3 LOT 8 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Peter Frigetto NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 2182 Canyon View Dr USE OF EXISTING BUILDINGS Single Family

(1) TELEPHONE 245-3869 DESCRIPTION OF WORK & INTENDED USE 2 story family

(2) APPLICANT McGlesson Inc TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 523 Florence Rd
 (2) TELEPHONE 242 8035

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 5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Letter from Engineer

B

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 Edna Thompson V.P. McGlesson Inc Date 3-15-04

Department Approval M.C. Fay Hall Date 3/25/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17110</u>
Utility Accounting	<u>Clue</u>	Date <u>3/25/04</u>	

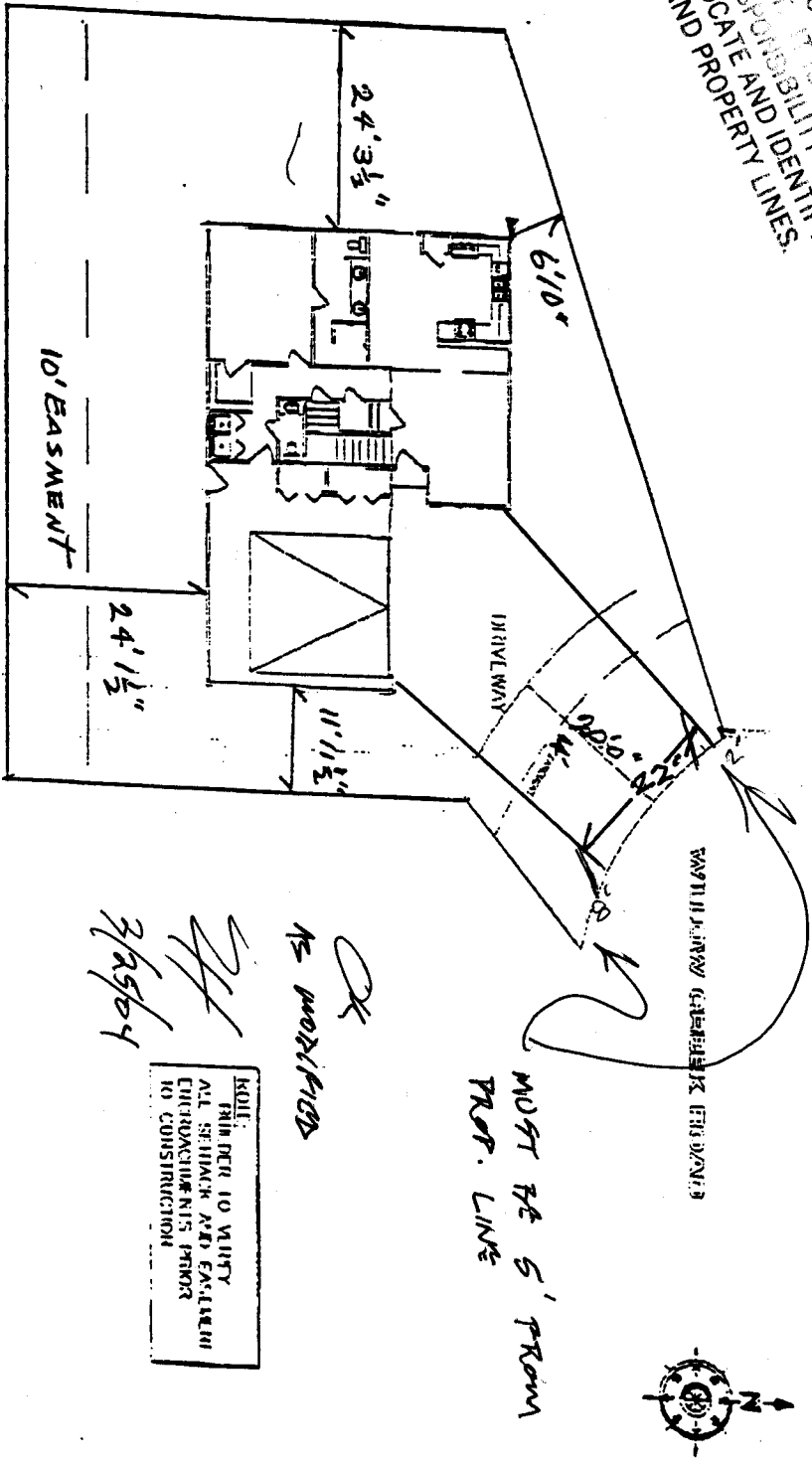
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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.

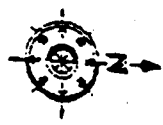
3/25/04
W. J. Hall

SPANISH TRAILS SUBDIVISION
 PHASE 3, BLOCK B, LOT 3.



(N.T.S)

WILLIAM W. GIBBINS & ASSOCIATES



MOST THE 5' FROM
 PROP. LINE

OK
AS MODIFIED

3/25/04

NOTE:
 REFER TO VARY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

717 WILLOW CREEK RD
 GRAND JUNCTION CO.
 81505