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|--------|--------|
| 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 721 Willow Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1825
 TAX SCHEDULE NO. 2701-333-06-026 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1850
 FILING 3 BLK 8 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER MAVLAT Properties LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1879 So. Deer park cr. USE OF EXISTING BUILDINGS Res. Home
 (1) TELEPHONE 256-0890 DESCRIPTION OF WORK & INTENDED USE Res. Home
 (2) APPLICANT Mark Calvin TYPE OF HOME PROPOSED:
 (2) ADDRESS 1879 So. Deer park cr. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 256-0890 _____ 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 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height 35' 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 [Signature] Date 4-6-04
 Department Approval M.C. Jay Hall Date 4/13/04

| | | | |
|--|---|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>17157</u> |
| Utility Accounting | <u>[Signature]</u> | Date | <u>4/13/04</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)

N00D00'01"E 67.50'

PLOT PLAN: 1" = 10'

S89D54'31"E 93.70'

5' SIDE SETBACK

15' REAR SETBACK

FLOOR 1760SF

5' SIDE SETBACK

S89D54'31"E 91.40'

2 Car Garage
518SF

20' FRONT SETBACK

14' MULTI-PURPOSE EASEMENT

N00D05'29"E 62.20'
WILLOW CREEK ROAD

N44D17'52"W 5.82'
dis near
10

4/13/04
W
W

SETBACKS:
FRONT 20'
REAR 15'
SIDE 5'

721 WILLOW CREEK RD.
SPANISH TRAIL SUB.
PHASE 3
LOT 7
BLOCK 8
0.145 acres

PLOT PLAN
Scale: 1" = 10'-0"
1760SF - TOTAL SQUARE FEET
GARAGE = 518SF

4/13/04
ACCEPTED C. Hays Hall
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.