

FEE \$ 10.00
 TCP \$ 1,500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 715 1/2 Willow Creek RD No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-333-38-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision SPANISH TRAILS Sq. Ft. of Lot / Parcel 6500
 Filing 3 Block 8 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2000

OWNER INFORMATION:

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

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 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 PD Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' 1/3' from PL Rear 20' 1/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions Letter from Lic Eng. req'd
 Voting District "B" Driveway Location Approval UL
 (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).

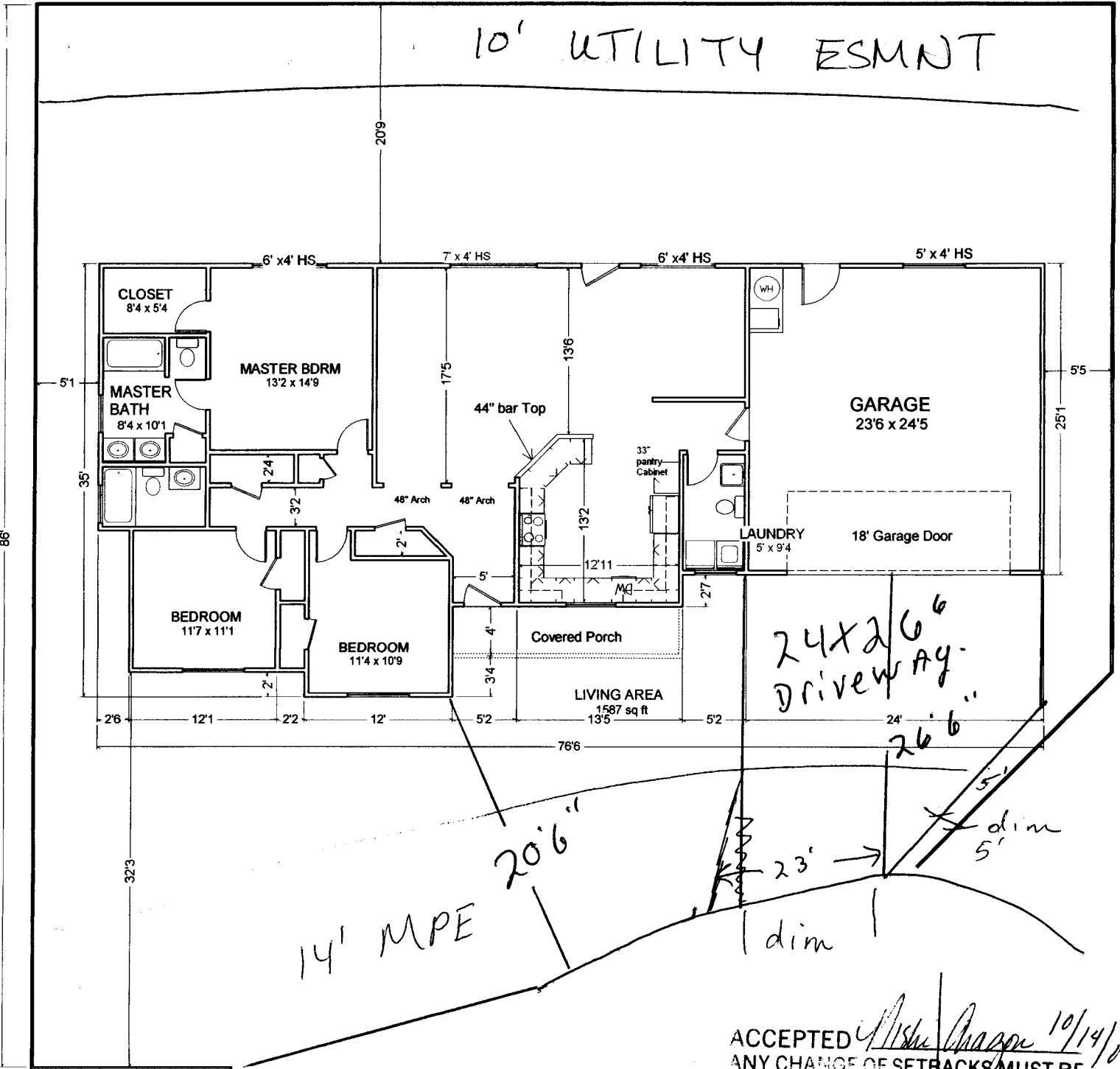
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Thomas Nighy President Date 10/11/04
 Department Approval Dr. W. H. Magan Date 10/14/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 17666
 Utility Accounting Oberholt Date 10/14/04

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)

10' UTILITY ESMNT



24x26⁶
Driveway Ag.
26'6"

ACCEPTED *Ashley Brown* 10/14/04

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.

Plot Plan 715.5 Willow Creek Rd. Lot 2 Block 8
Ph 3 Spanish Trails Sub

drive
as
10/14/04

