

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

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 21.5 WILLOW CREEK ROAD  
Parcel No. 2701-333-38-008  
Subdivision SPANISH TRAIL SUB. PHASE 3  
Filing 3 Block 8 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1759.64  
Sq. Ft. of Lot / Parcel 6316.20  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0

**OWNER INFORMATION:**

Name MARGARET & CALVIN HOFER  
Address 2367 MONUMENT DRIVE  
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 CALVIN BUILDERS  
Address 2488 SPANISH HILLS CT.  
City / State / Zip GRAND JUNCTION, CO. 81505  
Telephone 970 201 1603 / 1614

**\*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' from PL Rear 15' from PL Parking Requirement 2  
Maximum Height of Structure(s) 32' Special Conditions Letter from licensed Eng req'd  
Voting District "B" Driveway Location Approval U (Engineer's Initials) Expiration date 6-15-04

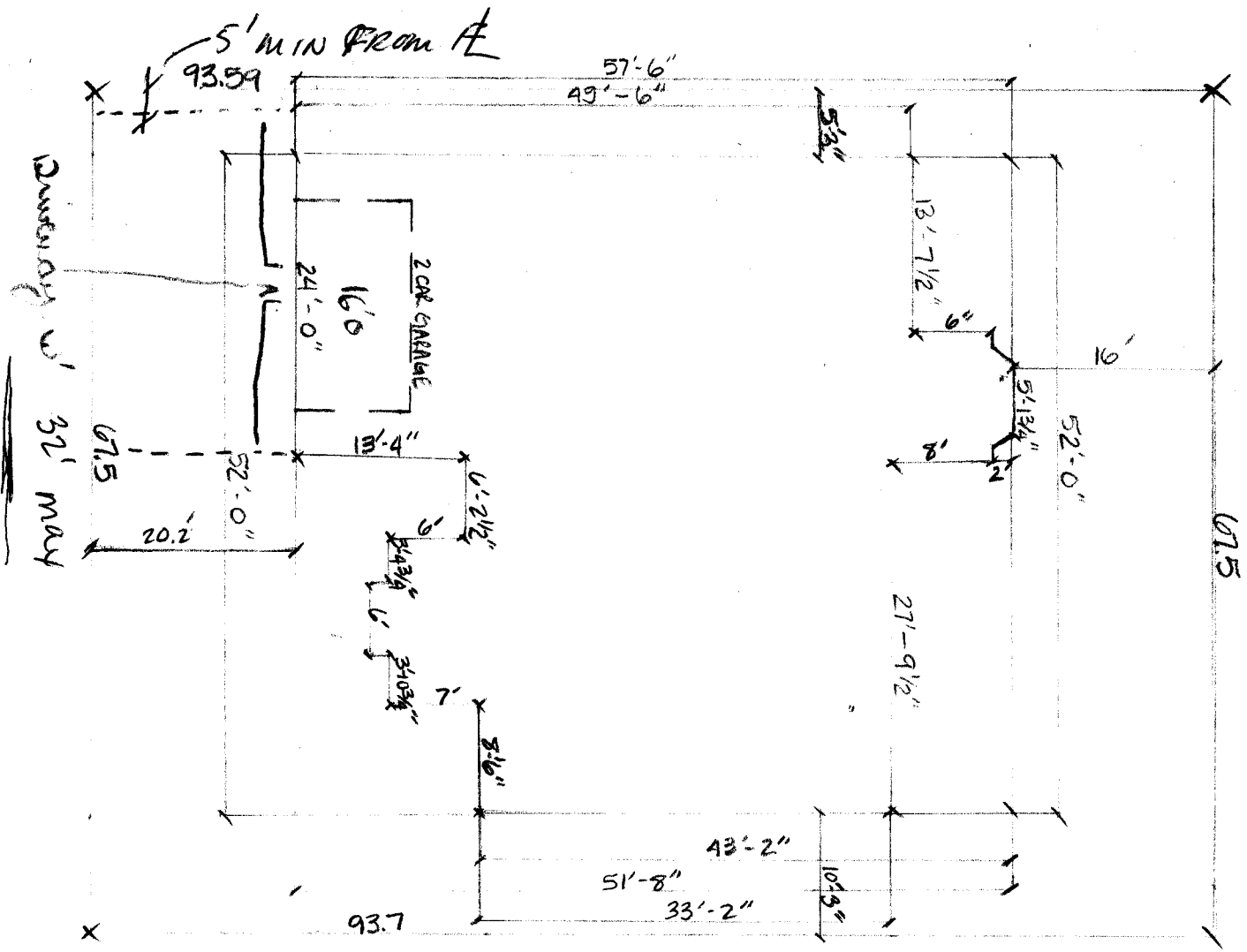
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6-15-04  
Department Approval [Signature] Date 6-15-04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.	<u>7323</u>
Utility Accounting	<u>[Signature]</u>		Date	<u>6/15/04</u>

VALID FOR ~~SIX MONTHS~~ One year FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



driveway  
 ok as  
 noted  
 6/14/04

6-15-04 *Gayleen Henderson*  
**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.