

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

# PLANNING CLEARANCE

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

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

Building Address 725 Willow Creek RD  
 Parcel No. 2701-333-38-011  
 Subdivision SPANISH TRAILS  
 Filing 3 Block 8 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2100  
 Sq. Ft. of Lot / Parcel 6700  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2100  
 Height of Proposed Structure 16'

**OWNER INFORMATION:**

Name Custom Quality Homes Inc.  
 Address 237 W. 1st Street  
 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 Inc.  
 Address 237 W. 1st Street  
 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 PD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 15' <sup>adj open space</sup> ~~20'~~ from PL Parking Requirement 2  
 Maximum Height of Structure(s) \_\_\_\_\_ Special Conditions Ltr from Lic Eng Reg'd  
 Voting District "B" Driveway Location Approval [Signature]  
 (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).

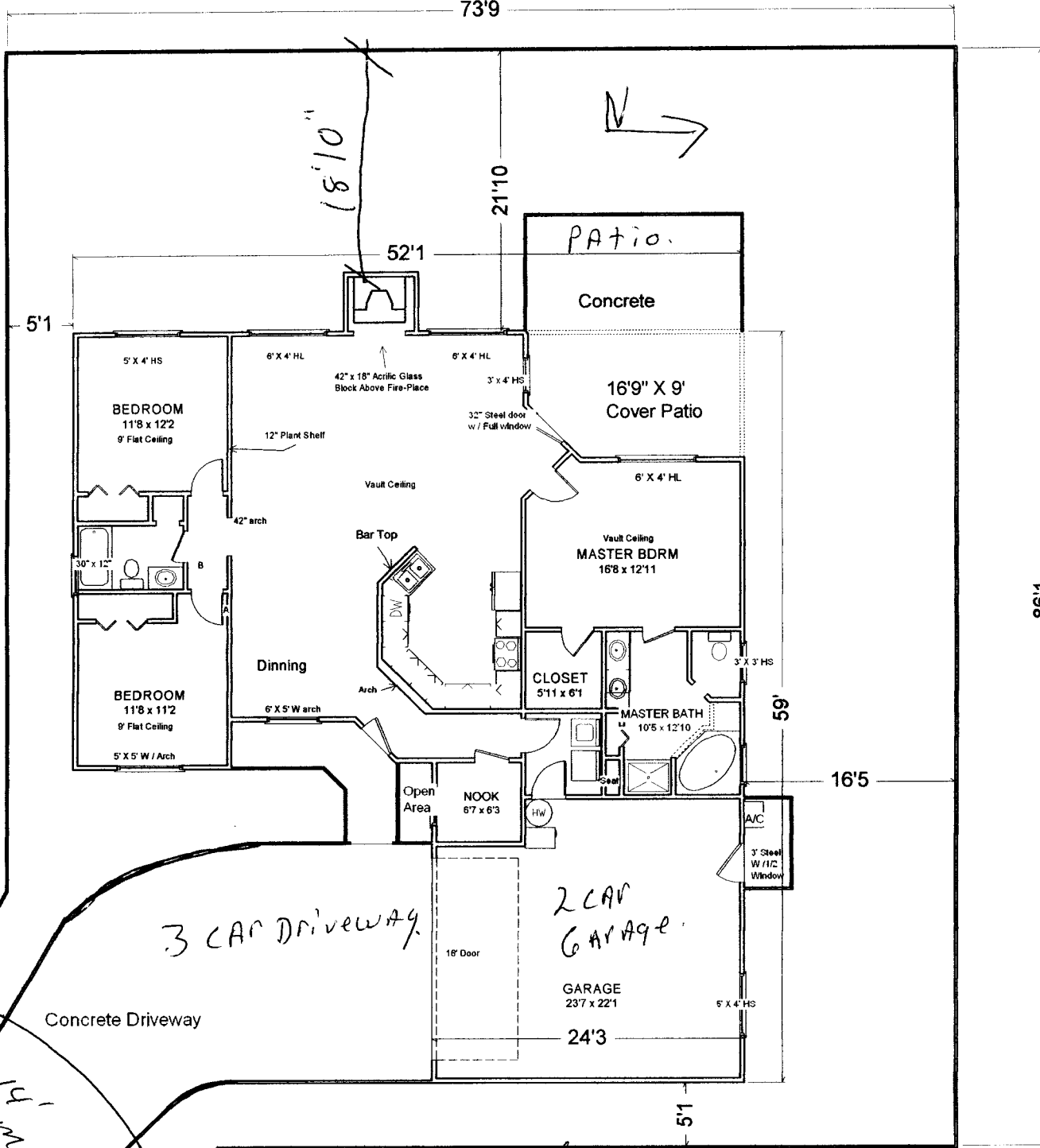
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Thomas Nix Date 3/20/05  
 Department Approval Gaylen Henderson Date 3-22-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17986</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/22/05</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)

73'9"



86'1"

drive over 3/22/05  
OK 57'8"

725 Willow Creek.

LOT 11 Block 8 Ph 3  
SPANISH TRAILS SUB

3-22-05

*Gaylen 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.

