

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 2



Your Bridge to a Better Community

BLDG ADDRESS B 2428 SPANISH BRANCH ^{Branch at LOT} SQ. FT. OF PROPOSED BLDGS/ADDITION RES. 1877 / GARAGE 441

TAX SCHEDULE NO. 2708-333-01-1001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION SPANISH TRAIL TOTAL SQ. FT. OF EXISTING & PROPOSED 1877 / 441

FILING 1 BLK 3 LOT 15 NO. OF DWELLING UNITS:
 Before: _____ After: 2 this Construction

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

(1) ADDRESS 1879 DOBBERPARK CIR USE OF EXISTING BUILDINGS NO

(1) TELEPHONE 260-1455 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION RENTAL

(2) APPLICANT AUSTIN & AUGUSTA TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 607 S 7th ST SPO 6J

(2) TELEPHONE 243-1985

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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES NO _____

Side _____ from PL, Rear _____ from PL
 Parking Req'mt 2

Maximum Height _____ Special Conditions Letter from Engineer required.

CENSUS 9 TRAFFIC 5 ANN# _____

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 10/26/01

Department Approval Pat Bushman Date 10-31-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14350</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/31/01</u>		

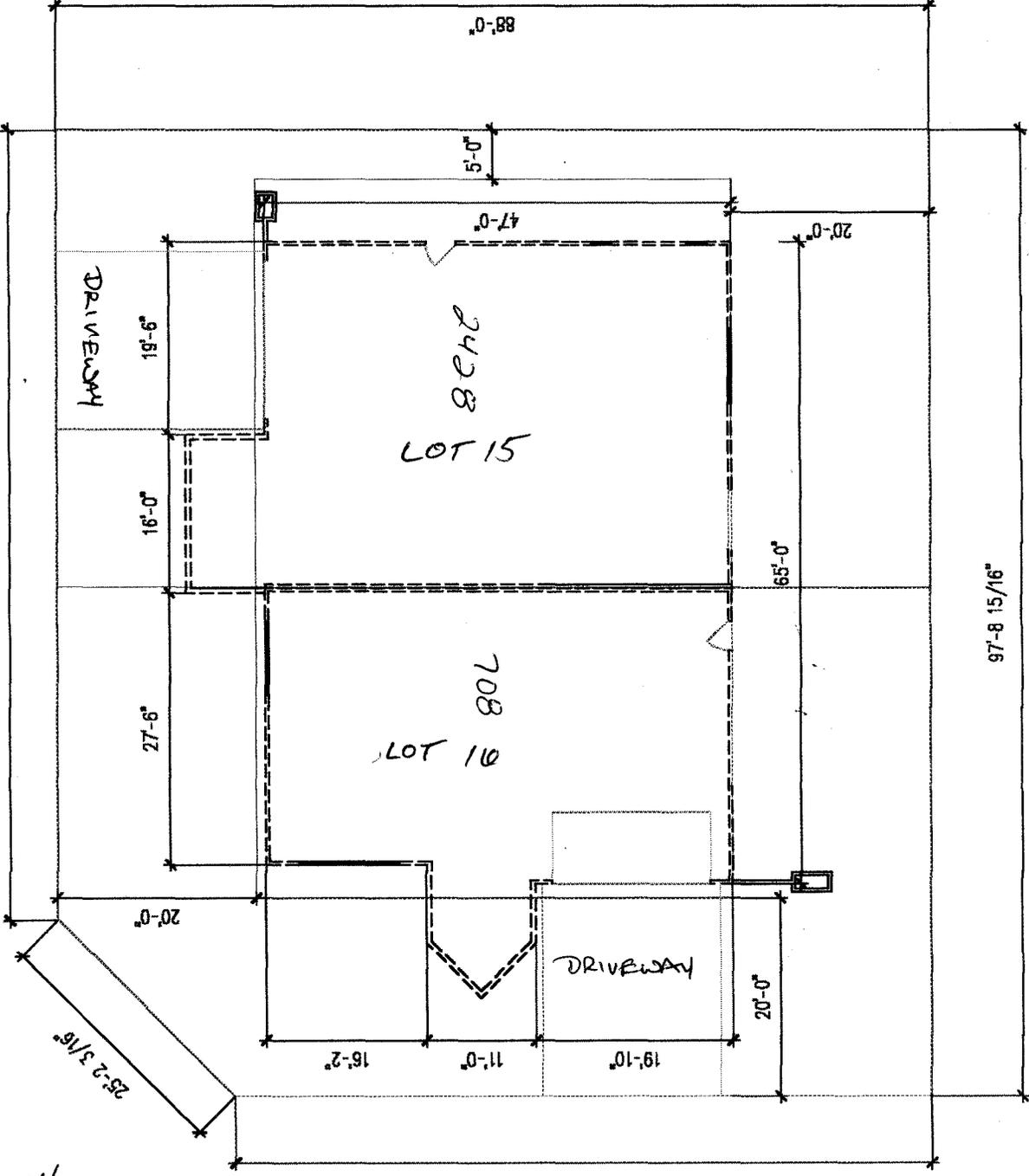
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Pat Rudman*
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

SPANISH TRAIL COURT

78'-11 3/16"



DRIVE ON DRP
10/26/01

SPANISH TRAIL DR

70'-2 1/4"