

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

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

BLDG PERMIT NO. 82547



Your Bridge to a Better Community

BLDG ADDRESS 2433 SPANISH BRANCH CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1723

TAX SCHEDULE NO. 2701-33-01-001 SQ. FT. QF EXISTING BLDGS NA

SUBDIVISION SPANISH TRAIL TOTAL SQ. FT. OF EXISTING & PROPOSED 1723

FILING 1 BLK 3 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER KERRY DIANE HANKE NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2519 FALLSVIEW CIR. USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 256-1738 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT SAME TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (IRC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Letter from licensed engineer stating he has limited site during construction

CENSUS 9 TRAFFIC 5 ANN# _____
Soil conditions have been met.

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 Kerry Hanke Date 11-28-01

Department Approval Gayle Henderson Date 12-3-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14401</u>
Utility Accounting	<u>W. Bensley</u>	Date	<u>12/03/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

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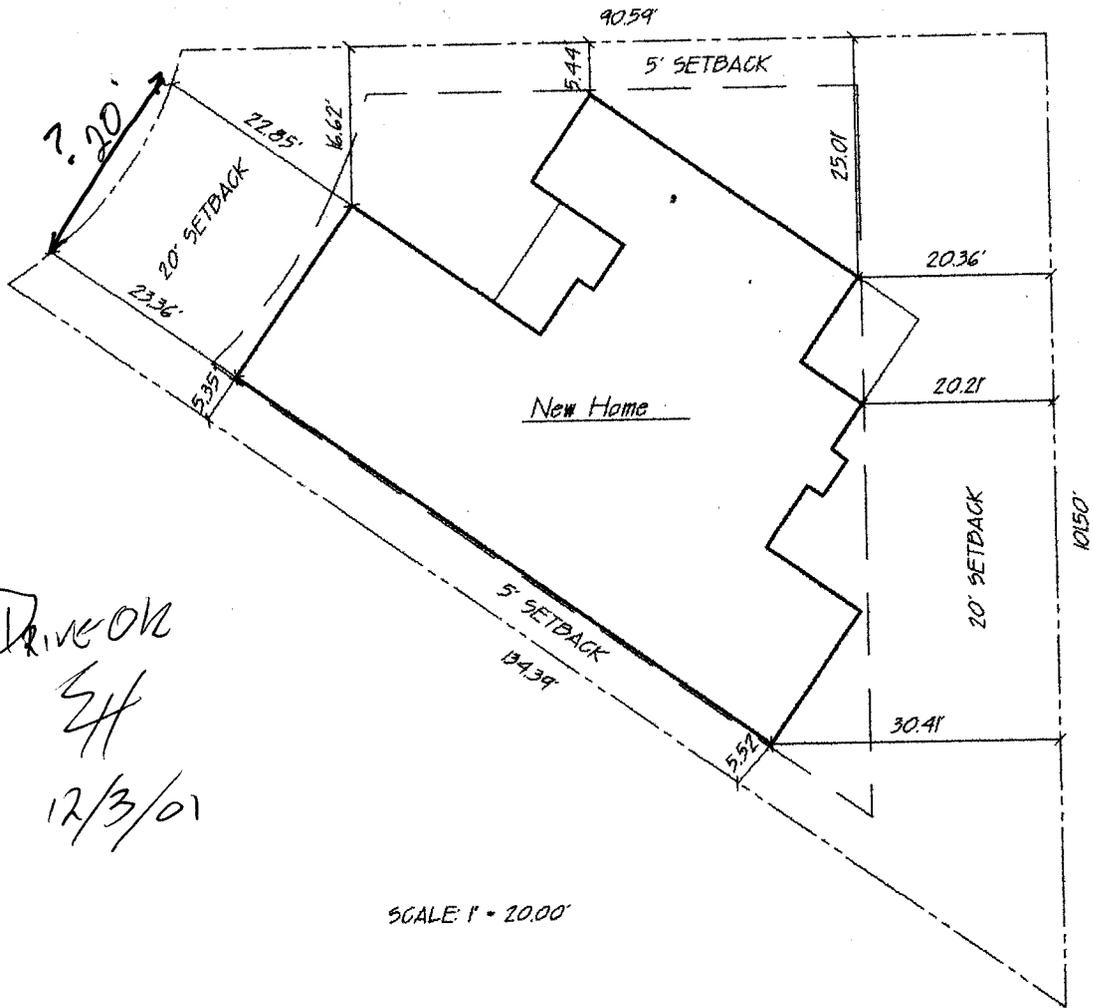
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Drive on
SH
12/3/01

SCALE 1" = 20.00'

Lot 12, Filing 1
Spanish Trail Subdivision
Grand Junction, CO.

ACCEPTED Gayle Henderson
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.