FEE $ 10.00

TCP $ 500.00

SIF $ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82104

Your Bridge to a Better Community

BLDG ADDRESS A 708 Spanish Trail De   SQ. FT. OF PROPOSED BLDGS/ADDITION RES 1888 / CARAGE 535

TAX SCHEDULE NO. 2708-333-01-00 \ SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Spanish Trail   TOTAL SQ. FT. OF EXISTING & PROPOSED 1888 / 535

FILING 1 BLK 3 LOT 16   NO. OF DWELLING UNITS:
Before: _____ After: 2 this Construction

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

(1) ADDRESS 1879 Deerpark Cir   PAID OCT 2001

(1) TELEPHONE 260 1455   USE OF EXISTING BUILDINGS No   TB

(2) APPLICANT Austin & Augusta   DESCRIPTION OF WORK & INTENDED USE New Construction Rental

(2) ADDRESS 607 S. 7th St GJ   TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)

(2) TELEPHONE 243-1985   _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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)
or _____ from center of ROW, whichever is greater   Permanent Foundation Required: YES X NO _____

Parking Req'mt 2

Side 5' from PL, Rear 20' from PL   Special Conditions Letter from engineer required

Maximum Height 32'   CENSUS 9 TRAFFIC 5 ANNX# _____

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 _____   Date 10/26/01

Department Approval Pat Bushman   Date 10-31-01

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 14349
Utility Accounting P. Beasley		Date 10/31/01	

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)*

SPANISH RANCH COURT

88'-0"

5'-0"

47'-0"

20'-0"

DRIVEWAY

19'-6"

BEDR

LOT 15

16'-0"

65'-0"

79'-11 3/16"

97'-8 15/16"

27'-6"

BDR

LOT 16

20'-0"

20'-0"

25'-2 3/16"

16'-2"

11'-0"

19'-10"

DRIVEWAY

70'-2 1/4"

SPANISH TRAIL DRIVE

DRIVE OK
RAL
10/26/01