
FEE\$	10.00
TCP\$	500.00
	404 100

PLANNING CLEARANCE

BLDG PERMIT NO. 82983

(Single Family Residential and Accessory Structures)

Community Development Department



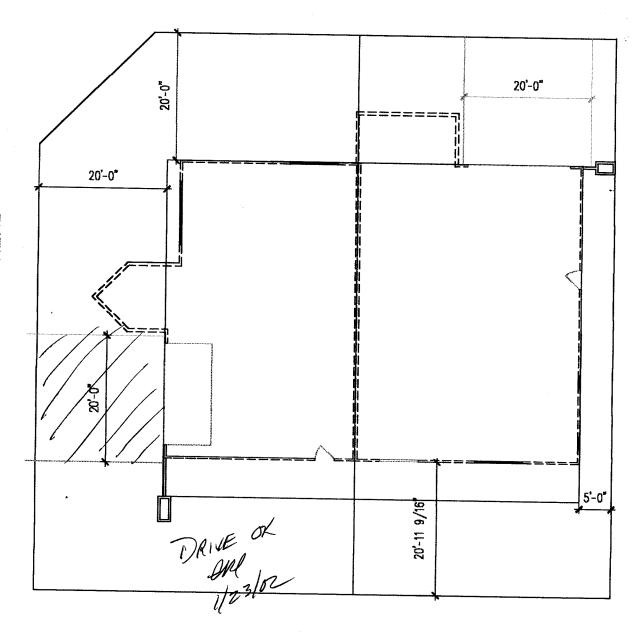


mniln	Your Bridge to a Better Community	
BLDG ADDRESS 2428 ROAN RIDGE A	SQ. FT. OF PROPOSED BLDGS/ADDITION	
TAX SCHEDULE NO. <u>2701-333-11~001</u>	SQ. FT. OF EXISTING BLDGS 535	
SUBDIVISION SPANISH TRAILS	TOTAL SQ. FT. OF EXISTING & PROPOSED 2422	
FILING BLK 3 LOT 5	NO. OF DWELLING UNITS:	
(1) OWNER MARKAT PROPERTIES	Before: After: this Construction NO. OF BUILDINGS ON PARCEL	
(1) ADDRESS 1979 DEERPARK 4R	Before: After:/ this Construction	
(1) TELEPHONE 201 0721	USE OF EXISTING BUILDINGS	
(2) APPLICANT AUSTA & AUGUSTA	DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCT OF	
(2) ADDRESS 607 S. 7th ST	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC)	
(2) TELEPHONE 243 -1985	Manufactured Home (HUD) Other (please specify)	
	all existing & proposed structure location(s), parking, setbacks to all	
property lines, ingress/egress to the property, driveway lo	cation & width & all easements & rights-of-way which abut the parcel.	
** THIS SECTION TO BE COMPLETED BY C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘	
ZONE PP	Maximum coverage of lot by structures	
SETBACKS: Front (PL)	Permanent Foundation Required: YES 1	
or from center of ROW, whichever is greater	Parking Req'mt Syllaing Dept. want	
Side $6/5$ from PL, Rear 36 from F	Special Conditions The Arom Employer	
Maximum Height 331	CENSUS 7 TRAFFIC 5 ANNX# REPLA	
	oved, in writing, by the Community Development Department. The	
occupancy has been issued, if applicable, by the Buildin	oied until a final inspection has been completed and a Certificate of ng Department (Section 305, Uniform Building Code).	
I hereby acknowledge that I have read this application and	d the information is correct; I agree to comply with any and all codes,	
ordinances, laws, regulations or restrictions which apply action, which may include but not necessarily be limited	to the project. I understand that failure to comply shall result in legal to non-use of the building(s).	
Applicant Signature	Date 81/22/02	
Department Approva (Fb Laulen) Hand	uro- Date 1-23-02	
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No. 14522	
Utility Accounting at less LANG	Date 33 00	
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	E (Section 9-3-2C Grand Junction Zoning & Development Code)	

1-23-02
NCCEPTED Dayles Henders
NY CHANGE OF SETBACKS MUST BL
PPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS

702.5 SPANISH TRAILS DRIVE

AND PROPERTY LINES.



2428 RUAN RIDGE RUAD