

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

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

BLDG PERMIT NO. 82983



Your Bridge to a Better Community

BLDG ADDRESS 702 1/2 ~~2420 ROAN RIDGE A~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 1887  
 TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF ~~EXISTING~~ GARAGE BLDGS 535  
 SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 2422  
 FILING \_\_\_\_\_ BLK 3 LOT 5  
 (1) OWNER MARISAT PROPERTIES NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 2 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) ADDRESS 1879 DEER PARK CIR USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 201 0721 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION  
DUPLEX  
 (2) APPLICANT AUSTIN & AUGUSTA TYPE OF HOME PROPOSED:  
 (2) ADDRESS 607 S. 7th ST  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 243-1985 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 0' 1/5' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions Building Dept. wants letter from Engineer  
 CENSUS 9 TRAFFIC 5 ANNEX# Req'd

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 01/22/02  
 Department Approval [Signature] Date 1-23-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14522</u>
Utility Accounting	<u>Katelsberry</u>	Date	<u>1/23/02</u>

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

1-23-02

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.

~~702.5 SPANISH TRAILS DRIVE~~

✓ 2428 ROAN RIDGE ROAD

