

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



BLDG PERMIT NO. 82808

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

PC

BLDG ADDRESS 2430 Spanish Brand TAX SCHEDULE NO. 2701-333-01-001

SUBDIVISION Spanish Trails SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1549

FILING 1 BLK 3 LOT 14 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Disraeli Development NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1420 Motor St.

(1) TELEPHONE 241-5164 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Merritt Construction USE OF EXISTING BLDGS _____

(2) ADDRESS 1420 Motor St. DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) TELEPHONE 241-5164 home construction

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)
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL

Maximum Height 32'

Parking Req'mt 2

Special Conditions letter from lic. engineers required
Permanent Foundation Required. Yes X

CENSUS 9 TRAFFIC 5 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 1-8-02

Department Approval DNC Faye Johnson Date 1-11-02

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 14499

Utility Accounting T. Bensley Date 1/11/02

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)