

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

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

BLDG PERMIT NO. 86063

ac



Your Bridge to a Better Community

BLDG ADDRESS 2431 Spanish Branch Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1341

TAX SCHEDULE NO. 2701-333-05-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1341

FILING 1 BLK 3 LOT 11 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Custom Quality Homes NO. OF BUILDINGS ON PARCEL
Before: _____ After: 1 this Construction

(1) ADDRESS 2394 SAYRE DR. USE OF EXISTING BUILDINGS SFR.

(1) TELEPHONE 241-0325 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Tom Heil's TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) _____

(2) ADDRESS 2394 SAYRE DR.

(2) TELEPHONE 234 9206

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 Engineer

CENSUS 9 TRAFFIC 5 ANN# _____

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 Thomas J. Heil Date 9/4/02

Department Approval J. C. Taylor-Jensen Date 9/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO _____	W/O No. <u>15271</u>
Utility Accounting	<u>M Marshall</u>		Date <u>9/4/02</u>

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)

143.56



20'

new SFR.
1341 sq

77.29

2 CAR
GARAGE

- 20 2'

5'

5'2"

20'2"

20
DRIVEWAY

ACCEPTED
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

9/4/02

P. Fay Johnson 134,39

2431 SPANISH BRANCH CT.

LOT 11 BLOCK 3 PH 1 SPANISH TRAILS SUB

DRIVE OK
9/3/02

OWNER CUSTOM QUALITY HOMES INC