

FEE \$	10.00
TOP \$	500.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 82807



Your Bridge to a Better Community

BLDG ADDRESS 2432 Spanish Bluffs SQ. FT. OF PROPOSED BLDGS/ADDITION 1710

TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1710

FILING \_\_\_\_\_ BLK 3 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Disraeli Development NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1420 Motor St. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 241-5164 DESCRIPTION OF WORK & INTENDED USE New home

(2) APPLICANT Merritt Construction TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 1420 Motor St.

(2) TELEPHONE 241-5164

**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 X NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 15' from PL Parking Req't 2

Maximum Height 32' Special Conditions Letter from licensed engineer required

CENSUS 9 TRAFFIC 5 ANNEX# \_\_\_\_\_

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 1-4-2

Department Approval [Signature] Date 11/1/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14500</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/1/02</u>

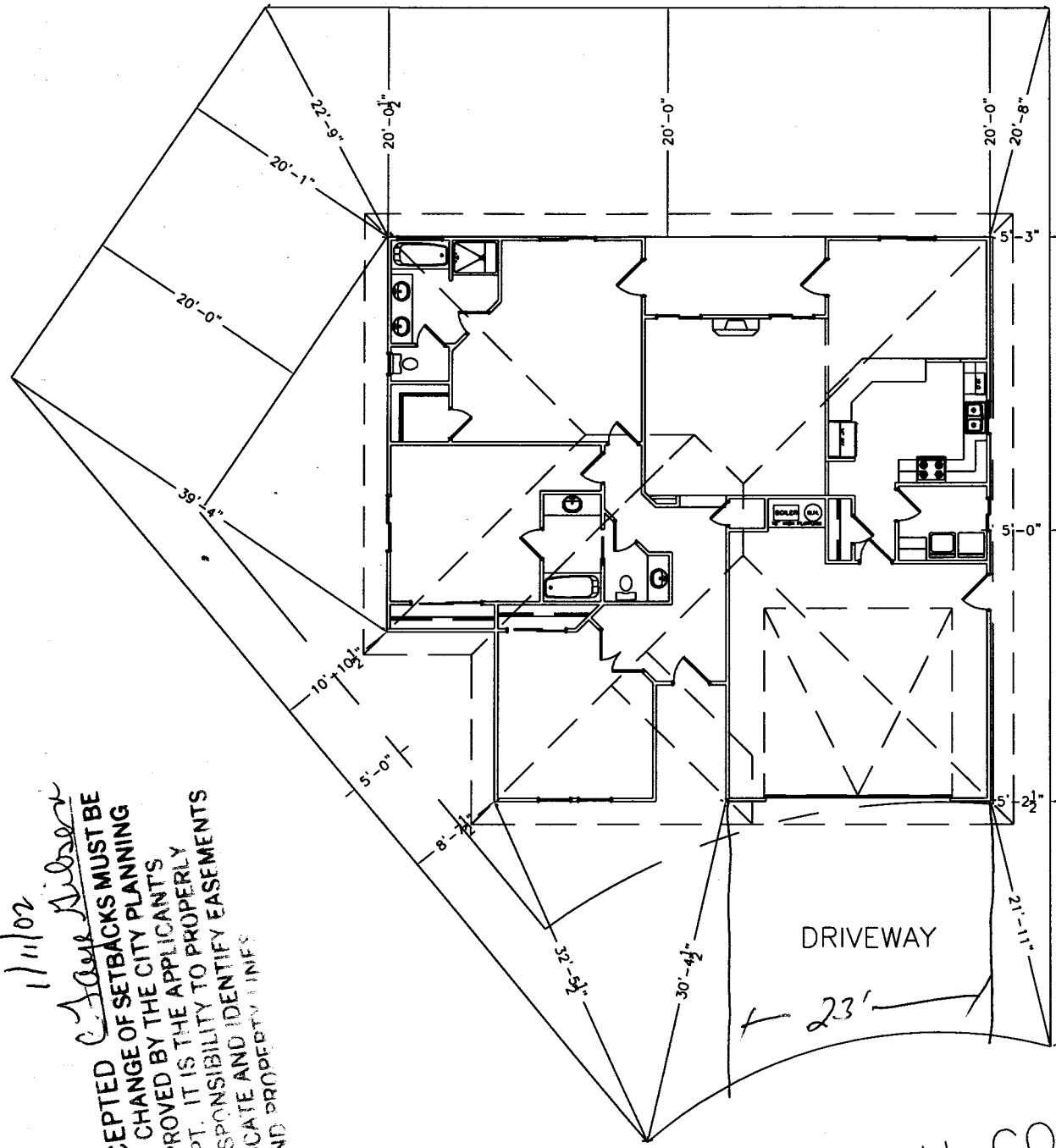
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

82807

# SPANISH TRAILS PHASE 1 BLOCK 3

## LOT 13



*DRIVE ON  
DAD  
1/4/02*

# SPANISH BRANCH COURT

1/11/02  
 C. J. Gibson  
 ACCEPTED OF SETBACKS MUST BE  
 ANY CHANGE BY THE CITY PLANNING  
 APPROVED BY THE APPLICANT'S  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES