

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 87135



Your Bridge to a Better Community

BLDG ADDRESS 2428 SPANISH HILLS CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1964 ~~2500~~ Sq. Ft.

TAX SCHEDULE NO. 2701-333-05-015 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1964 ~~2500~~ Sq. Ft.

FILING 2 BLK 7 LOT 19 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS P.O. Box 2569 G.J. Co 81502 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-245-9271 DESCRIPTION OF WORK & INTENDED USE New Single Family Home - Detached

(2) APPLICANT Tom Laduke TYPE OF HOME PROPOSED
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD) Other (please specify)

(2) ADDRESS P.O. Box 2569 G.J. Co 81502

(2) TELEPHONE 970-245-9271

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 60%

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
Req'd

CENSUS TRAFFIC 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).

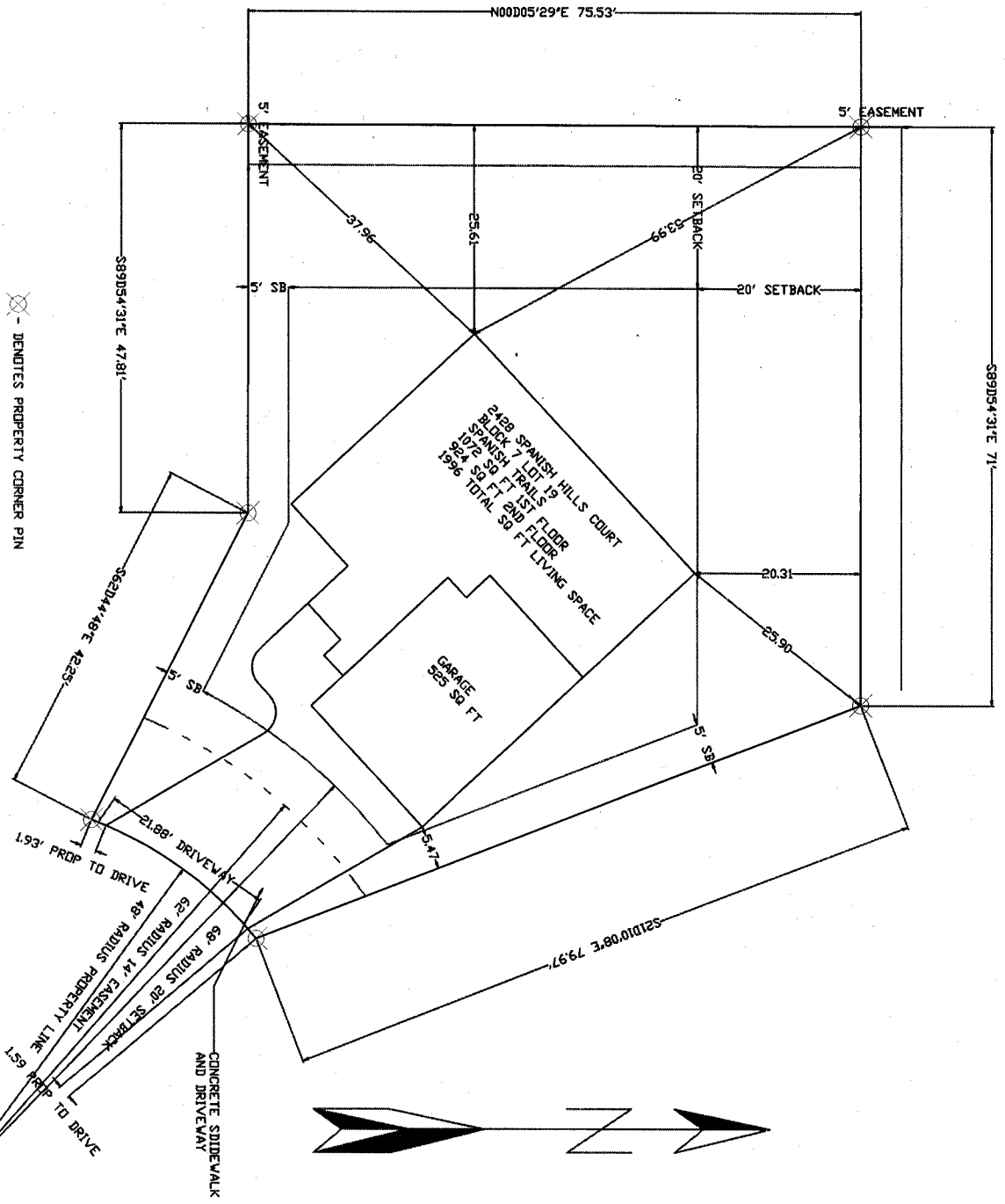
Applicant Signature [Signature] Date 11/12/02

Department Approval [Signature] Date 11/15/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15485</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/15/02</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)



SPANISH HILLS COURT

ACCEPTED *Maria Wagner* 11/15/02
 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.

sk
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 11/12/02