

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

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

BLDG PERMIT NO. 86475

ac



Your Bridge to a Better Community

BLDG ADDRESS 2433 Spanish Hills Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1542
 TAX SCHEDULE NO. 2701-333-06-015 SQ. FT. OF EXISTING BLDGS none
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1542
 FILING 2 BLK 7 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Roy & Cynthia Shults NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 411 1/2 Prospectors Point USE OF EXISTING BUILDINGS -
 (1) TELEPHONE 260-8080 DESCRIPTION OF WORK & INTENDED USE New House
 (2) APPLICANT Shults Custom Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 411 1/2 Prospectors Point Site Built Manufactured Home (UBC)
 (2) TELEPHONE 260-8080 Manufactured Home (HUD)
 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 70
 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 ltr from licensed eng. req'd
 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 Roy & Cynthia Shults Date 9-26-02
 Department Approval Bill C. Baye Date 9/28/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15329</u>
Utility Accounting	<u>ac</u>		Date <u>9/27/02</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)

2433 Spanish Hills Ct. Lot 15 Filing 2 Spanish Trail

