FEE $ *10.00*	**PLANNING CLEARANCE** (a)	BLDG PERMIT NO. *87081*
TCP $ ~~Enomin~~	(Single Family Residential and Accessory Structures)	
SIF $ *292.00*	**Community Development Department**	

Your Bridge to a Better Community

BLDG ADDRESS *2434 Spanish Hills ct.*   SQ. FT. OF PROPOSED BLDGS/ADDITION *1514*

TAX SCHEDULE NO. *2701-333-06-022* SQ. FT. OF EXISTING BLDGS *0*

SUBDIVISION *Spanish Trails*   TOTAL SQ. FT. OF EXISTING & PROPOSED *1514*

FILING *2* BLK *7* LOT *22*   NO. OF DWELLING UNITS:
Before: *0* After: *1* this Construction

(1) OWNER *Custom Quality Homes* NO. OF BUILDINGS ON PARCEL
Before: *0* After: *1* this Construction

(1) ADDRESS *2394 Sayre Dr.*

(1) TELEPHONE *234 9206 / 241 0325*   USE OF EXISTING BUILDINGS _____

(2) APPLICANT *Custom Quality Homes*   DESCRIPTION OF WORK & INTENDED USE *New SFR.*

(2) ADDRESS *2394 Sayre Dr.*   TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)

(2) TELEPHONE *234-9206 - 241-0325*   _____ Manufactured Home (HUD)
_____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES *X* NO _____

Side *5'* from PL, Rear *20'* from PL

Parking Req'mt *2*

Special Conditions *Approval Ltr from licenced Eng.*

Maximum Height *32'*

CENSUS *9* TRAFFIC *5* ANNX# *Eng.*

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 Neely*   Date *11/12/02*

Department Approval *NA* *Kristi Wagner*   Date *11/19/02*

Additional water and/or sewer tap fee(s) are required:	YES *✓*	NO	W/O No. *15492*
Utility Accounting *R Beasley*		Date *11/19/02*	

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)*

70'

22'6

N

49'10

Cantilever Truss

5' x 4' SL

72" Door

5' x 4' SL

60" Bi-fold

9'11

DW

Vaulted Ceiling

12" Plant Shelve

9' Flat Ceiling

End Of Vault

2'6"

48" Bi-fold

2'

44" Wall X 61"

2'4"

2'6"

2'4"

12"Space 60" Vanity

2'8"

85"

12" Plant Shelve

9'5

2'8"

Center line of vault

End Of Vault

'89.74

2'4"

2'8"

2'4"

12" Plant Shelve

2'4"

2'6" x 2' Obscure

97.14

4' x 3' Glass Block

2'4"

2'8"

2'4"

474

48" Bi-fold

1'6"

WH

2'6"

9' Flat Ceiling

31'1

36"

6' x 4' SL

LIVING AREA
1514 sq ft

20'6

4'3

5' x 4' SL

Cantilever Truss

20'1

6'4

5'7

59'3

5'2

Driveway
29'6" x 20'6"

20'6"

ACCEPTED

ANY CHANGE OF SETBACKS MUST B
APPROVED BY THE CITY PLANNING
IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES

OK

11/12/02

Custom Quality Homes Inc.
2434 Spanish Hills Ct
Lot 22 Block 7 Spanish Trails Sub