

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

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

BLDG PERMIT NO. 85240

(Handwritten initials)



Your Bridge to a Better Community

BLDG ADDRESS 2435 Spanish Hills Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1518
 TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1518
 FILING 2 BLK 7 LOT 14 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Roy & Cynthia Shultz NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 411 1/2 Prospectors Point USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 257-0771 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT Shultz Custom Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ 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 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 licensed eng. reqd.
 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).

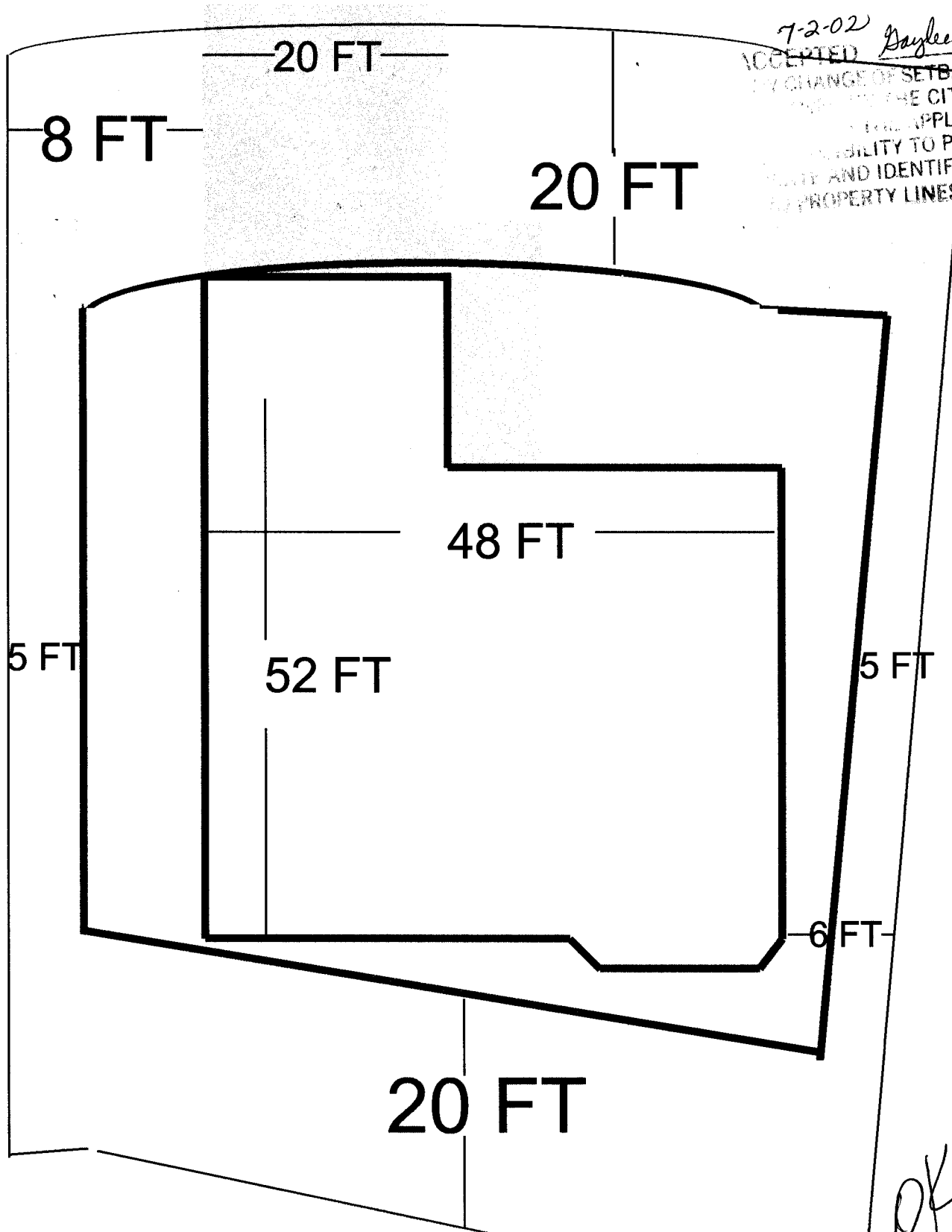
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Roy Shultz Date 6-27-02
 Department Approval Gayleen Henderson Date 7-2-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15063</u>
Utility Accounting	<u>CMC</u>	Date	<u>8/2/02</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)

Lot 14 Block 7 Filing 2 Spanish Trails



7-2-02
ACCEPTED *Dayleen Henderson*
BY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
ABILITY TO PROPERLY
IDENTIFY AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Drainage B Lot

Done OK
Paul Davis
7-2-02

Spanish Trail Subdivision
Architectural Control Committee Application

New Street Address SPANISH HILLS CT. Lot 14 Block 7 Filing No 2
Owner Roy & Cynthia Skutts
Current Address 411 1/2 Prospectors Point
Telephone (Home) 257-0771
Contractor Name Roy Skutts Contractor Telephone 260-8080
Estimated Construction Date Aug 1, 2002 Estimated Completion Date Nov 1, 2002

SUBMITTAL REQUIREMENTS: (In Duplicate)

1. Application Fee—\$30.00
2. Plot/Site Plan—with the following information:
 - a. Lot, Block & Filing No.
 - b. Address
 - c. Setbacks—Shortest distance on four sides of all buildings to property lines
 - d. Proposed Site Grading / Flow, as required per Subdivision Grading & Drainage Plan.
 - e. Home, Driveway & Walk Locations
3. Architectural Drawings—with the following information:
 - a. Engineered Foundation Plans (All foundations are required to be engineered.)
 - b. Floors Plans—Fill in square footage for the following:
 - First Floor 1518
 - Second Floor N/A
 - Total Area _____
 - Garage 400
 - Other Outbuildings _____
 - c. Elevations (4)
 - d. Roof Plans—to include type and color
 - e. Exterior Wall Finishes—to include type and color
 - f. Landscape Plan

Applicants Signature Roy Skutts
Date Submitted 5-20-2002

Date Approved by ACC 6-27-02
Approved by Will B. Dingle