

FEE \$	10.00
TCP \$	X
SIF \$	292

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

BLDG PERMIT NO. 802753



Your Bridge to a Better Community

BLDG ADDRESS 2438 SPANISH HILLS CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3667 / 1055
 TAX SCHEDULE NO. 2701-333-06-024 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 3667 / 1055
 FILING 2 BLK 7 LOT 24 NO. OF DWELLING UNITS:
 Before: _____ After: 2 this Construction
 (1) OWNER MARKAT PROPERTIES NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 1879 DEERDALE CIR USE OF EXISTING BUILDINGS Ø
 (1) TELEPHONE 243-1985 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
 (2) APPLICANT AUSTIN & AUGUSTA TYPE OF HOME PROPOSED:
 (2) ADDRESS 2441-BELLA RABO DR Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-1985 _____ 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 100%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 0' from PL, Rear 20' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Approval Ltr required from eng.
 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 10.9.02
 Department Approval [Signature] Date 10/10/02

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>65419</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>10/23/02</u>

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