

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 83963



BLDG ADDRESS 707 Spanish Trail Drive, GS CO 81505 SQ. FT. OF PROPOSED BLDGS/ADDITION 1320

TAX SCHEDULE NO. 2701-333-02-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trail Dr TOTAL SQ. FT. OF EXISTING & PROPOSED 1320

FILING 1 BLK 1 LOT 7

(1) OWNER Jim Pedersen NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 2 this Construction

(1) ADDRESS 667 Miranda St NO. OF BUILDINGS ON PARCEL  
GS CO 81505 Before: \_\_\_\_\_ After: 2 this Construction

(1) TELEPHONE 970-201-8186 USE OF EXISTING BUILDINGS NA

(2) APPLICANT Jim Pedersen DESCRIPTION OF WORK & INTENDED USE Construction

(2) ADDRESS 667 Miranda St TYPE OF HOME PROPOSED:  
GS CO 81505  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 970-201-8186

**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 \_\_\_\_\_

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 eng. required

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 [Signature] Date 4/15/02

Department Approval [Signature] Date 4/23/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14781</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/23/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4/23/02  
 ACCEPTED *C. Jane Nelson*  
 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.



SCALE: 1" = 20'

