

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

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

BLDG PERMIT NO. 83741



Your Bridge to a Better Community

BLDG ADDRESS 709 Spanish Trail Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1720  
 TAX SCHEDULE NO. 2701-333-02-001 (Parent Parcel) SQ. FT. OF EXISTING BLDGS -  
 SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1720  
 FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:  
 Before: - After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: - After: 1 this Construction  
 (1) OWNER Leroy Suckler  
 (1) ADDRESS 1023 2 1/2 RD GJ. 81505 USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 970 858-0375 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) APPLICANT Leroy Suckler TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1023 2 1/2 RD GJ. 81505  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 970 858-0375 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) MAR 28 2002

**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 0/10' from PL, Rear 15' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions Letter from lic eng required  
 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 Leroy Suckler Date 3-15-02  
 Department Approval Pat Bushman Date 3-19-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14690</u>
Utility Accounting	<u>Li Benseley</u>	Date	<u>3/28/02</u>

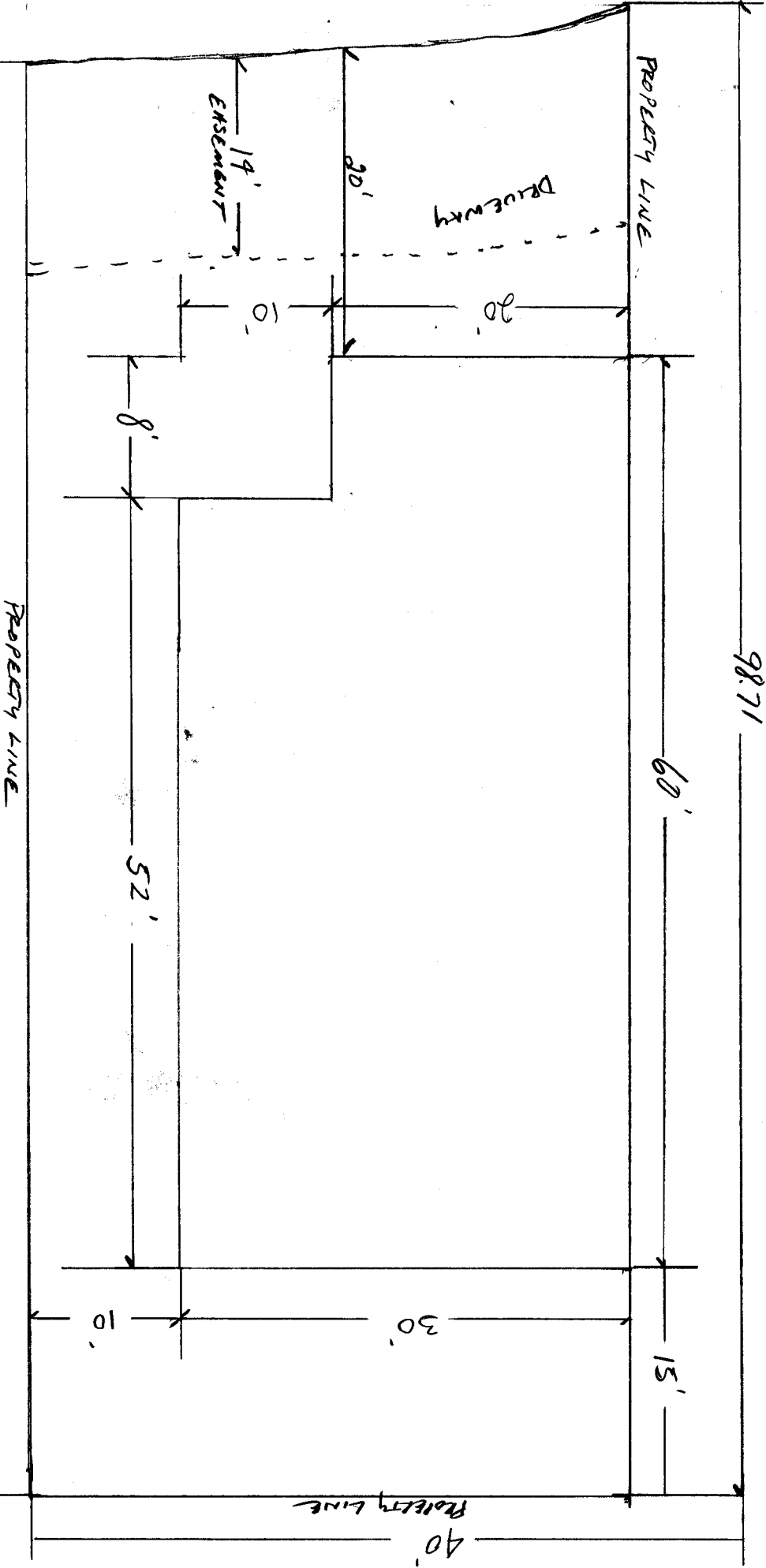
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

3/19/02  
RILEY OK  
SP

SPANISH TRAIL SUBDIVISION  
FILINGS 1 BLK 1 LOT 9  
709 SPANISH TRAIL DR

94.85



3-28-02  
ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPARTMENT AND THE APPLICANTS  
DESIGN PROFESSIONAL TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

3-28-02  
ACCEPTED  
BY  
Baiglen Anderson