

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 86960



Your Bridge to a Better Community

BLDG ADDRESS 711 Spanish Trail Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION incl. attch gar. 1650[#]

TAX SCHEDULE NO. 2701-333-03-011 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION Spanish Trail Subdv. TOTAL SQ. FT. OF EXISTING & PROPOSED 1650[#]

FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction

(1) OWNER Tyler Const NO. OF BUILDINGS ON PARCEL
 Before: Ø After: 1 this Construction

(1) ADDRESS 1616 Cortland Ct. USE OF EXISTING BUILDINGS Single family Res.

(1) TELEPHONE 241-2983 DESCRIPTION OF WORK & INTENDED USE na

(2) APPLICANT Tyler Const. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 1616 Cortland Ct.

(2) TELEPHONE 250-3951

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 P.D Maximum coverage of lot by structures Ø

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 0' from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Letter from Ener Reg'd

CENSUS _____ TRAFFIC _____ 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).

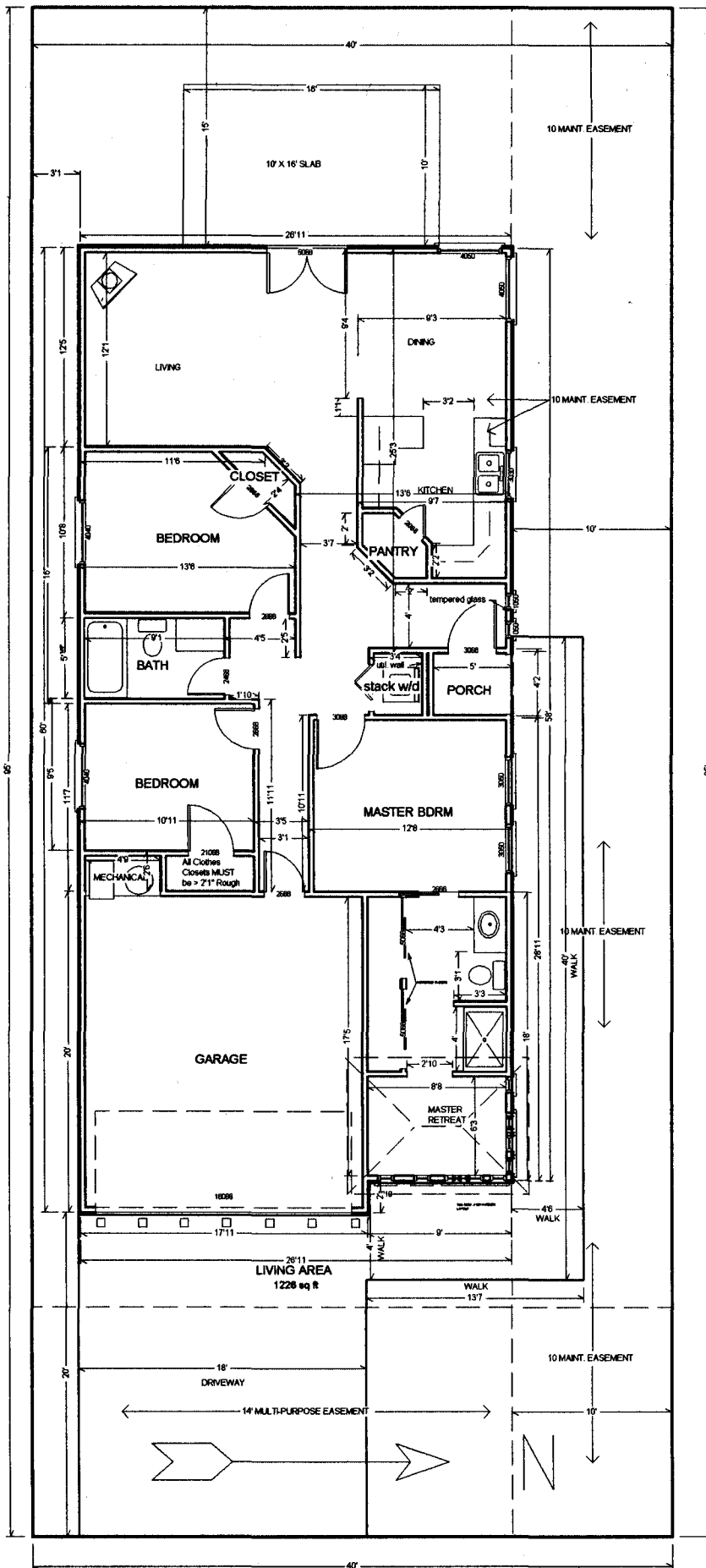
Applicant Signature [Signature] Date 10-31-02

Department Approval [Signature] Date 11-8-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15460</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/8/02</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)



11-8-02
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 APPLICANTS TO PROPERLY
 IDENTIFY EASEMENTS

Gayle Anderson

*Maintenance
 Easement
 Cannot Be
 Fenced*

*Old loc
 10/31/02*

SPANISH TRAIL DR.

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