

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

# PLANNING CLEARANCE

BLDG PERMIT NO. 85282

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



Your Bridge to a Better Community

BLDG ADDRESS 713 SPANISH TRAILS DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 2309

TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 2309

FILING 1 BLK 1 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER F. THAD HARRIS NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2022 WEST LIBERTY CT. USE OF EXISTING BUILDINGS NONE

(1) TELEPHONE 970-243-0303 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE

(2) APPLICANT THAD HARRIS TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS SAME

(2) TELEPHONE SAME

**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 RD 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 \_\_\_\_\_

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

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 F. Thad Harris Date 7-26-02


Department Approval [Signature] Date 7-29-02

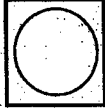
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15754</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/29/02</u>		

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)

NO.	DATE	DESCRIPTION
1	11-28-02	PRELIMINARY
2	12-12-02	REVISED
3	1-15-03	REVISED
4	2-11-03	REVISED
5	3-18-03	REVISED
6	4-15-03	REVISED
7	5-15-03	REVISED
8	6-15-03	REVISED
9	7-29-02	REVISED


  
 GRAND JUNCTION, CO (970) 241-5782

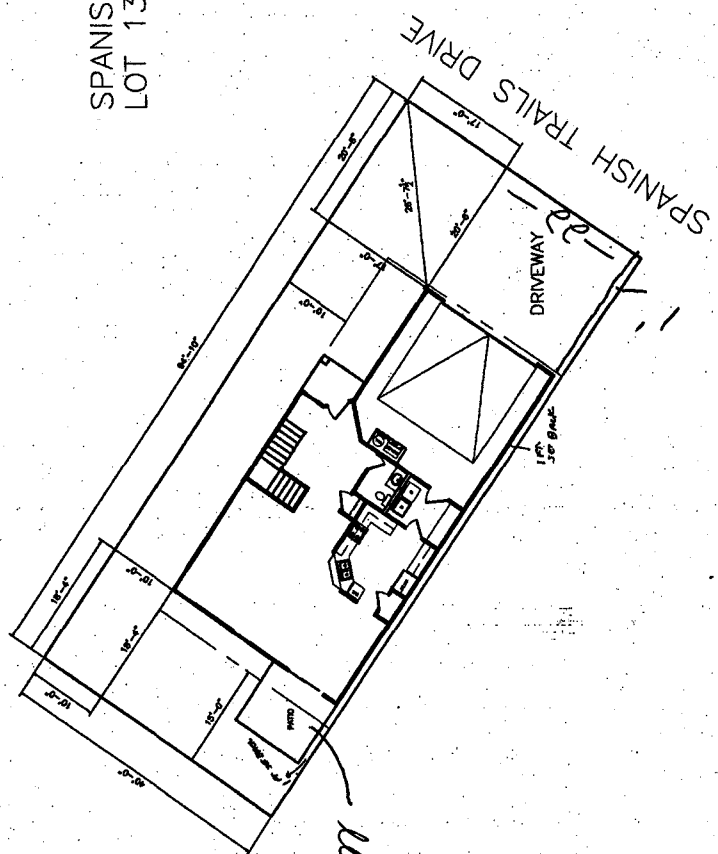


**LOT 13 SPANISH TRAILS**  
**SITE PLAN**

DATE	11-28-02
BY	ALP
SCALE	1/8" = 1'-0"
<b>SHEET 4</b>	

ACCEPTED *Alisa Magee* 7/29/02  
 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

SPANISH TRAIL  
LOT 13



*is covered?*

*Drive OK*  
*Rob Down*  
 7-29-02

NOTICE:  
 1. THE RESPONSIBILITY OF THIS DESIGN OR OWNER TO VERIFY ALL DETAILS.  
 2. USE OF THIS PLAN CONSTITUTES WAIVER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. THE USER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THE DESIGNER'S DATA.