

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



BLDG PERMIT NO. 802750

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

BLDG ADDRESS 721 SPANISH TRAILS DR TAX SCHEDULE NO. 2701-333-06-025

SUBDIVISION SPANISH TRAIL SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3667/1055 ^{LIVING GARAGE}

FILING ²BLK 7 LOT 25 SQ. FT. OF EXISTING BLDG(S) Ø

(1) OWNER MARKAT PROPERTIES NO. OF DWELLING UNITS
 BEFORE: _____ AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 1879 DEERPAK CIR NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-1985 USE OF EXISTING BLDGS Ø

(2) APPLICANT AUSTIN AUGUSTA DESCRIPTION OF WORK AND INTENDED USE: NEW RESIDENCE

(2) ADDRESS 2441 BELLA PAGO DR

(2) TELEPHONE 243-1985

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 60%

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater

Side 0' from PL Rear 20' from PL Special Conditions Approval Ltr required from

Maximum Height 32' 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 10-23-02

Department Approval [Signature] Date 10-14-02

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 15418

Utility Accounting [Signature] Date 10/23/02

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)

