

FEE \$	10.00
TCP \$	500.00
SIF \$	299.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 82983



Your Bridge to a Better Community

BLDG ADDRESS 702.5 SPANISH TRAILS DR SQ. FT. OF PROPOSED BLDGS/ADDITION 1877
parent parcel

TAX SCHEDULE NO. 2701-333-01-001 SQ. FT. OF ~~EXISTING~~ GARAGE BLDGS 441

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 2318

FILING _____ BLK 3 LOT ~~5~~ 6 NO. OF DWELLING UNITS:
 Before: _____ After: 2 this Construction

(1) OWNER MARKET PROPERTIES NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 1879 S DEER PARK CIR USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 201 021 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION
DUPLEX

(2) APPLICANT AUSTIN & AUGUSTA TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 601 S. 7th St

(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 _____

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

Side 0' 5' from PL, Rear 20' from PL Parking Req'mt 2 Building Dept wants

Maximum Height 32' Special Conditions Letter from Engineering
Req'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 [Signature] Date 01/24/02

Department Approval CFB Dayle Henderson Date 1-23-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14523</u>
Utility Accounting	<u>Kate Elsbenny</u>	Date	<u>1/23/02</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)

1-23-02

ACCEPTED

Dayleen Heders

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT.



702.5 SPANISH TRAILS DRIVE

2428 ROAN RIDGE ROAD

