

FEE \$	10.00
TCP \$	X
SIF \$	292.00

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

BLDG PERMIT NO. 86751



Your Bridge to a Better Community

BLDG ADDRESS 708.5 SPANISH TRAILS DR SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701-333-05-017 SQ. FT. OF EXISTING BLDGS _____

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

FILING 2 BLK 4 LOT 1 NO. OF DWELLING UNITS:

Before: _____ After: 2 this Construction

(1) OWNER MARKAS PROPERTIES NO. OF BUILDINGS ON PARCEL

Before: _____ After: 1 this Construction

(1) ADDRESS 1879 DEERDAVE CIRCLE USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 243-1985 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) APPLICANT AUSTIN & AUGUSTA TYPE OF HOME PROPOSED:

2 Site Built _____ Manufactured Home (UBC)

(2) ADDRESS 2441-BELLA PAGO _____ Manufactured Home (HUD)

_____ Other (please specify) _____

(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)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO _____

Side 0' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Approval Ltr from Lic eng.

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 10.9.02

Department Approval [Signature] Date 10/16/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15107</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/23/02</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)

10-23-02

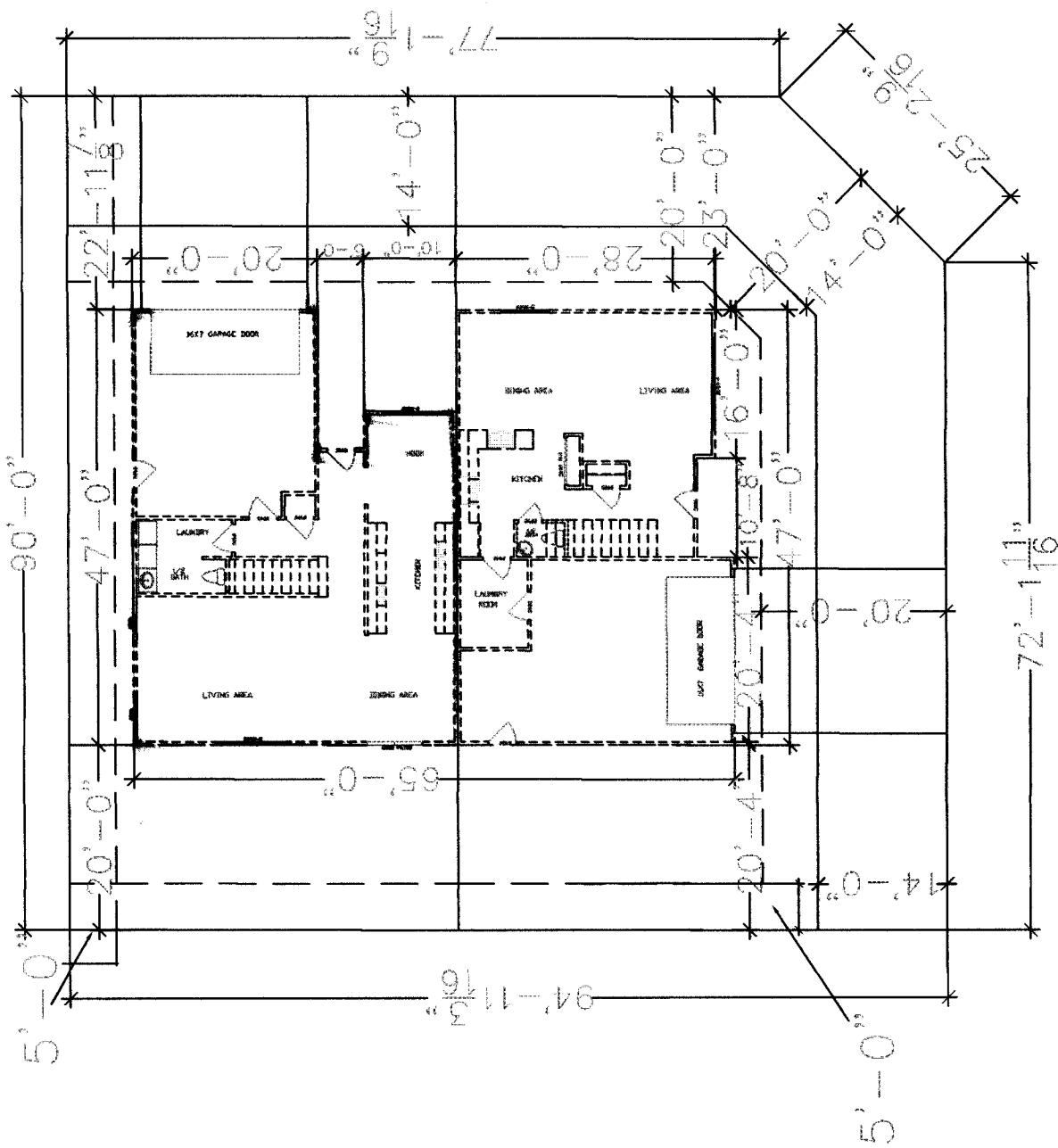
Gayleen Henderson

ACCEPTED

AN CHANGE OF SETBACKS MUST BE
REVIEWED BY THE CITY PLANNING
DEPARTMENT. APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
& PROPERTY LINES

all
OK
10/17/02

SPANISH TRAILS DRIVE



WILLOW CREEK ROAD

