

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

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

BLDG PERMIT NO. 86961



Your Bridge to a Better Community

BLDG ADDRESS 709 1/2 Spanish Trl. Dr. LIVING & GAR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1650 ⁺

TAX SCHEDULE NO. 2701-333-03-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trail Subdv. TOTAL SQ. FT. OF EXISTING & PROPOSED 1650 ⁺

FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Tyler Price NO. OF BUILDINGS ON PARCEL
 Before: 0 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 n/a

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

(2) ADDRESS 1616 Cortland Ct. 81506
 (2) TELEPHONE 241-2983

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 20

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't 2

Maximum Height 32 Special Conditions Letter from Engineer required

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).

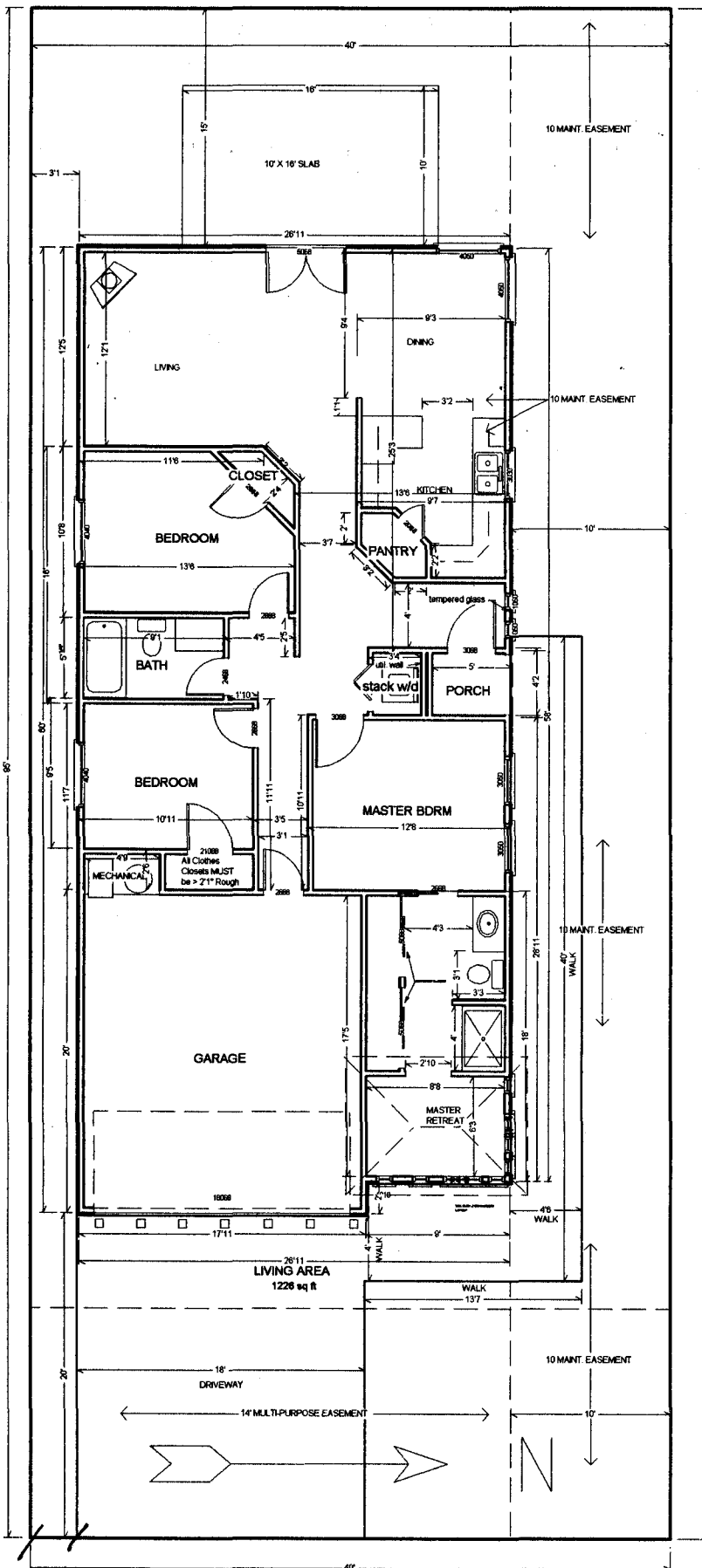
Applicant Signature Tyler Price President Date 10-31-02

Department Approval Gayleen Henderson Date 11-8-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15462</u>
Utility Accounting	<u>CM Marshall Corp</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)



Maintenance Easement Cannot be fenced

11-8-02
 ACCEPTED *Gayle Hendrix*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES

edc
 uc
 10/31/02

SPANISH TRAIL DR.
 709 1/2