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

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 84959

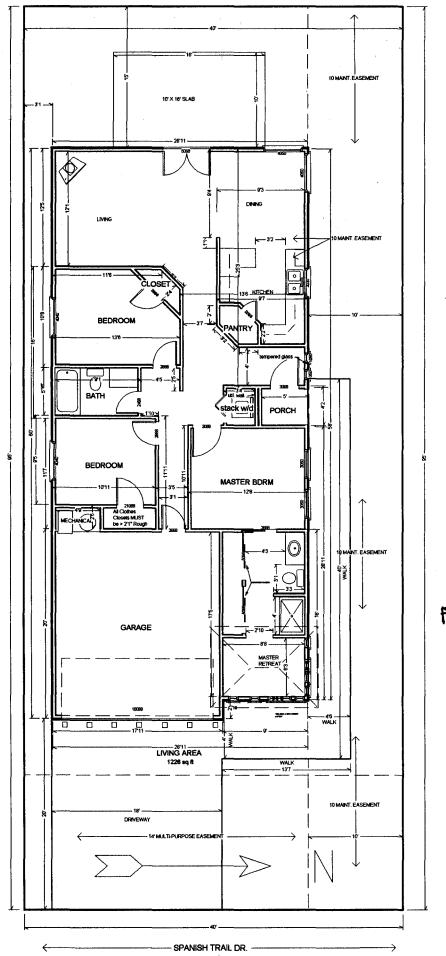


Your Bridge to a Better Community

(Goldenrod: Utility Accounting)

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BLDG ADDRESS 7112 Spanish TRAILDR.	SQ. FT. OF PROPOSED BLDGS/ADDITION 1656
TAX SCHEDULE NO. 2701-333-03-017	
SUBDIVISION Spanish TRAIL Subdu,	TOTAL SQ. FT. OF EXISTING & PROPOSED /650#
filing BLK LOT 12 (1) OWNER Tyler Const. (1) ADDRESS 1616 Cortland Gl.	NO. OF DWELLING UNITS: Before: After: this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction USE OF EXISTING BUILDINGS Single family Res
(1) TELEPHONE 241-2983	DESCRIPTION OF WORK & INTENDED USE
(2) APPLICANT Tyler Const. (2) ADDRESS 1616 Cortland Ct. (2) TELEPHONE 250-395/	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify)
REQUIRED: One plot plan, on 8 ½" 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 1981	
zone PD	Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL) or from center of ROW, whichever is greater Side 0 from PL, Rear 15 from F	Permanent Foundation Required: YESNO
Maximum Height 32	CENSUS TRAFFIC ANNX#
	CENSUSTRAFFICANIVA#
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	Date 10-31-02
Department Approval Daylees Henderso	Date
Additional materials and /a service to a factor and a service to	VEC NO MIC NO
Additional water and/or sewer tap fee(s) are required:	YES NO W/O No. 1546/
Utility Accounting VM authority	Date 1 8 32
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(Pink: Building Department)



OTV PLANNING 70-8-11

DOATE AND IDENTIFY EASEMENTS

SAND PROPERTY INES

O PROPERLY

Flamtenance Easement Cannot Be Fenced (CC 11/8/02

7112