

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 80959



Your Bridge to a Better Community

BLDG ADDRESS 711 1/2 Spanish Trail Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1650[#]
TAX SCHEDULE NO. 2701-333-03-012 SQ. FT. OF EXISTING BLDGS Ø
SUBDIVISION Spanish Trail Subdu. TOTAL SQ. FT. OF EXISTING & PROPOSED 1650[#]
FILING 1 BLK 1 LOT 12 NO. OF DWELLING UNITS:
Before: Ø After: 1 this Construction
(1) OWNER Tyler Const. NO. OF BUILDINGS ON PARCEL
Before: Ø 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. TYPE OF HOME PROPOSED:
(2) ADDRESS 1616 Cortland Ct. Site Built Manufactured Home (UBC)
(2) TELEPHONE 250-3951 Manufactured Home (HUD)
 Other (please specify) _____

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 30
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'mt 2
Maximum Height 32 Special Conditions Letter from Eng'r Reg'd
CENSUS _____ TRAFFIC _____ ANN# _____

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 10-31-02
Department Approval [Signature] Date 11-8-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>15461</u>
Utility Accounting	<u>[Signature]</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)

