

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 88581



Your Bridge to a Better Community

BLDG ADDRESS 2427 SPANISH TRAILS ^{Hills} BLVD SQ. FT. OF PROPOSED BLDGS/ADDITION 1630

TAX SCHEDULE NO. 2701-333-02-001 SQ. FT. OF EXISTING BLDGS None

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1630

FILING 2 BLK 7 LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Grand View Builders LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2398 U 50 Rd. Cedaredge USE OF EXISTING BUILDINGS None

(1) TELEPHONE 256-1738 DESCRIPTION OF WORK & INTENDED USE Stucco-Frame Residential

(2) APPLICANT Kerry Hanke TYPE OF HOME PROPOSED:

(2) ADDRESS 2519 Fallsview Cir. Grand Jct. Site Built Manufactured Home (UBC)

(2) TELEPHONE 256-1738 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 60%

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

Side 5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Letter from Professional Engineer
 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).

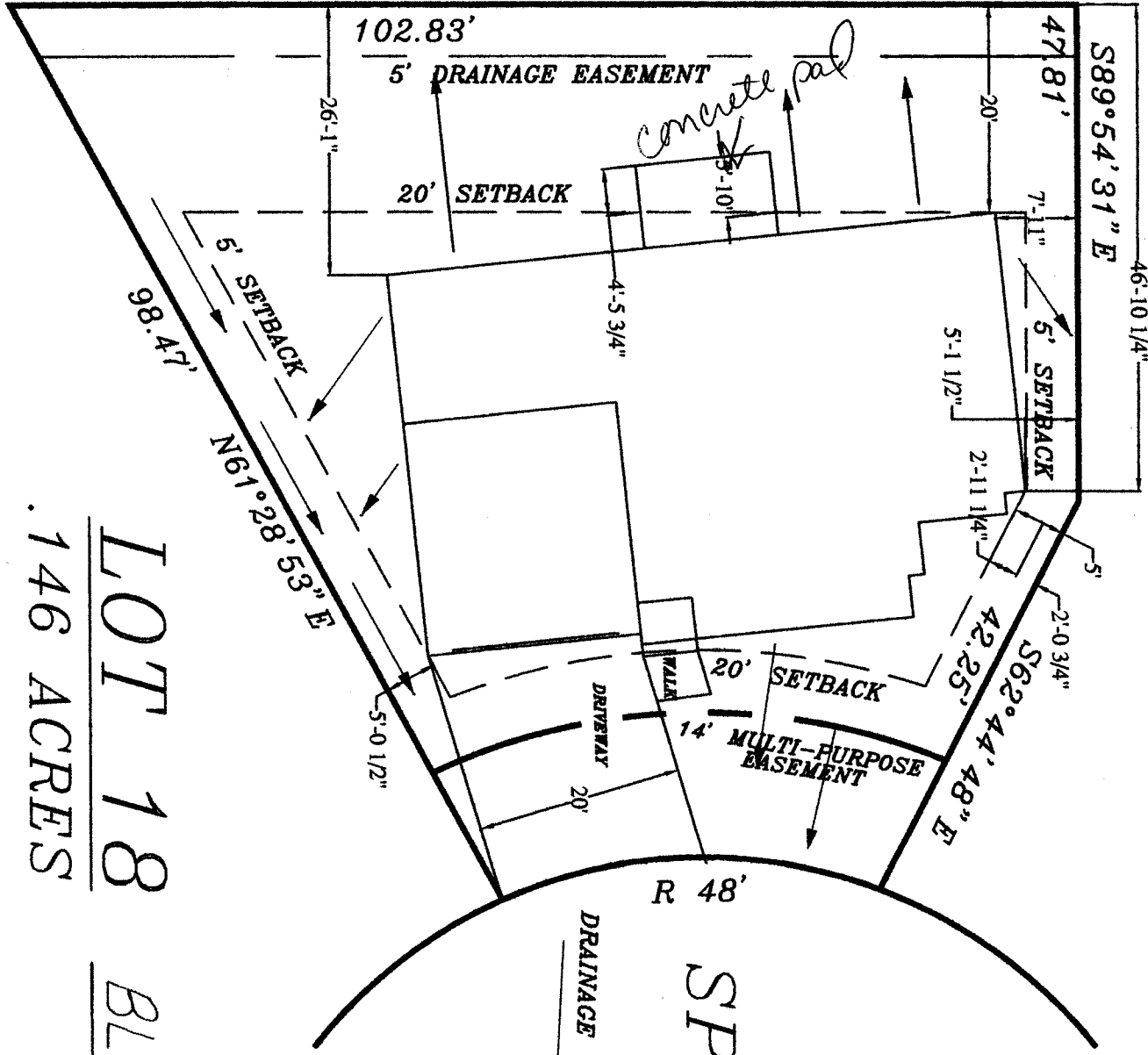
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Kerry Hanke Date 3-18-03
 Department Approval J. M. Miskin Date 3/18/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15832</u>
Utility Accounting	<u>Ch Cole</u>		Date <u>3/18/03</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)

N00°05'29" E

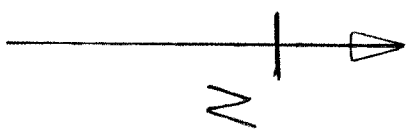


LOT 18
 .146 ACRES
 BLK 7, FILING #2

SPANISH HILLS
 COURT

R 48'

DRAINAGE



Gen
 on
 3/17/03

ACCEPTED Michele Oragon 3/18/03
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2427