

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

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

BLDG PERMIT NO. 88181



Your Bridge to a Better Community

BLDG ADDRESS 2430 Spanish Hills⁹ SQ. FT. OF PROPOSED BLDGS/ADDITION 1882

TAX SCHEDULE NO. 2701-333-06-020 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1882

FILING 2 BLK 7 LOT 20

(1) OWNER Desert Edge I, LLC

(1) ADDRESS P.O. Box 60206

(1) TELEPHONE 970-243-3363

(2) APPLICANT Desert Edge I, LLC

(2) ADDRESS P.O. Box 60206

(2) TELEPHONE 970-243-3363

NO. OF DWELLING UNITS:

Before: _____ After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: _____ After: 1 this Construction

USE OF EXISTING BUILDINGS Residence

DESCRIPTION OF WORK & INTENDED USE New Home Construction

TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC)

_____ 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 6090

SETBACKS: Front 14' ^{home garage} 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

^{w/ easement} Side 10/5' from PL, Rear 20' from PL

Parking Req't 2

Maximum Height 32'

Special Conditions Letter from Engineer

CENSUS _____ TRAFFIC Reg'd 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 2/17/03

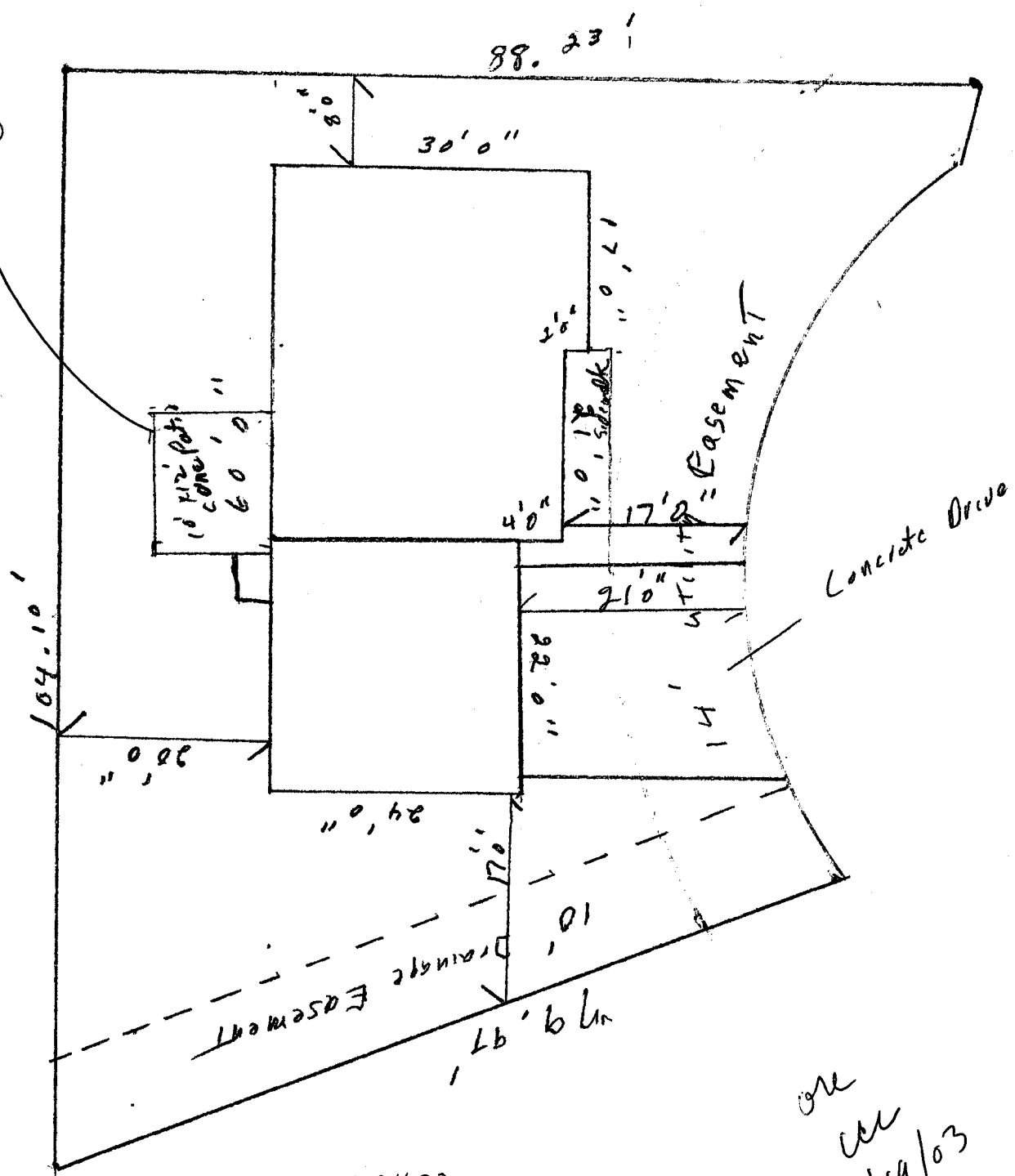
Department Approval [Signature] Date 2-24-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15760</u>
Utility Accounting <u>Cattelsberry</u>		Date <u>2/24/03</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)

ok for concrete slab.



2-24-03
ACCEPTED Daylor Henderson
 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.

one
 CC
 2/19/03

Desert Edge, Inc.
 P.O. Box 60206
 Grand Junction, CO 81506
 2430 Spanish Hills Ct.
 Grand Jct, Co. 81505

City of Grand Junction

Community Development Department
Planning ! Zoning ! Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031

RECORD OF DECISION / FINDINGS OF FACT

DATE: January 3, 2003

FILE: MC-2002-240

LOCATION: 2430 & 2431 Spanish Hills Court

~~PETITIONER:~~ Lynn Witte-Desert Edge I, LLC
835 Bermuda Ct.
Grand Junction, CO 81506
243-3363

Mark Calvin-MARKAT Properties, LLC
1879 South Deer Park Ct.
Grand Junction, CO 81503

PLANNER: Ronnie Edwards

PROJECT IS: **Approved**

The Grand Junction Community Development Department, in accordance with Section 2.12.F.3.a of the Zoning and Development Code, approves the minor amendment to the front yard setback for Lot 16 and Lot 20 of Block 7 of Phase 2 of Spanish Trails Subdivision.

The front yard setback for the principal structure will be 14' and 20' will be required at garage entrance. The maximum lot coverage remains the same at 60%. The front 14' of all lots is also a multi-purpose easement for utilities, thus no building overhangs or obstructions can be allowed.

If you have any questions, please give me a call at 256-4038.

Sincerely,



Ronnie Edwards
Associate Planner