

FEE \$	10.00
TCP \$	NONE
SIF \$	292.00

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

BLDG PERMIT NO. 88937



Your Bridge to a Better Community

BLDG ADDRESS 2431 Spanish Hills Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2030

TAX SCHEDULE NO. 2701-333-06-016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 2759

FILING _____ BLK 7 LOT 16 NO. OF DWELLING UNITS: with-Garage 7

(1) OWNER Ed/DIANE LYONS Before: 0 After: 7 this Construction

(1) ADDRESS 2441 Roan Ridge Rd. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241 4713 Before: 0 After: 1 this Construction

(2) APPLICANT McGLEESON INC USE OF EXISTING BUILDINGS Single Family

(2) ADDRESS 523 FLORENCE Rd B1504 X DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY

(2) TELEPHONE 242 8035 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 60%

SETBACKS: Front 14' Home 20' Garage from property line (PL) Permanent Foundation Required: YES X NO _____

or _____ from center of ROW, whichever is greater

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

Maximum Height 32' Special Conditions Approval Ltr from Lic Eng

CENSUS 9 TRAFFIC 5 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).

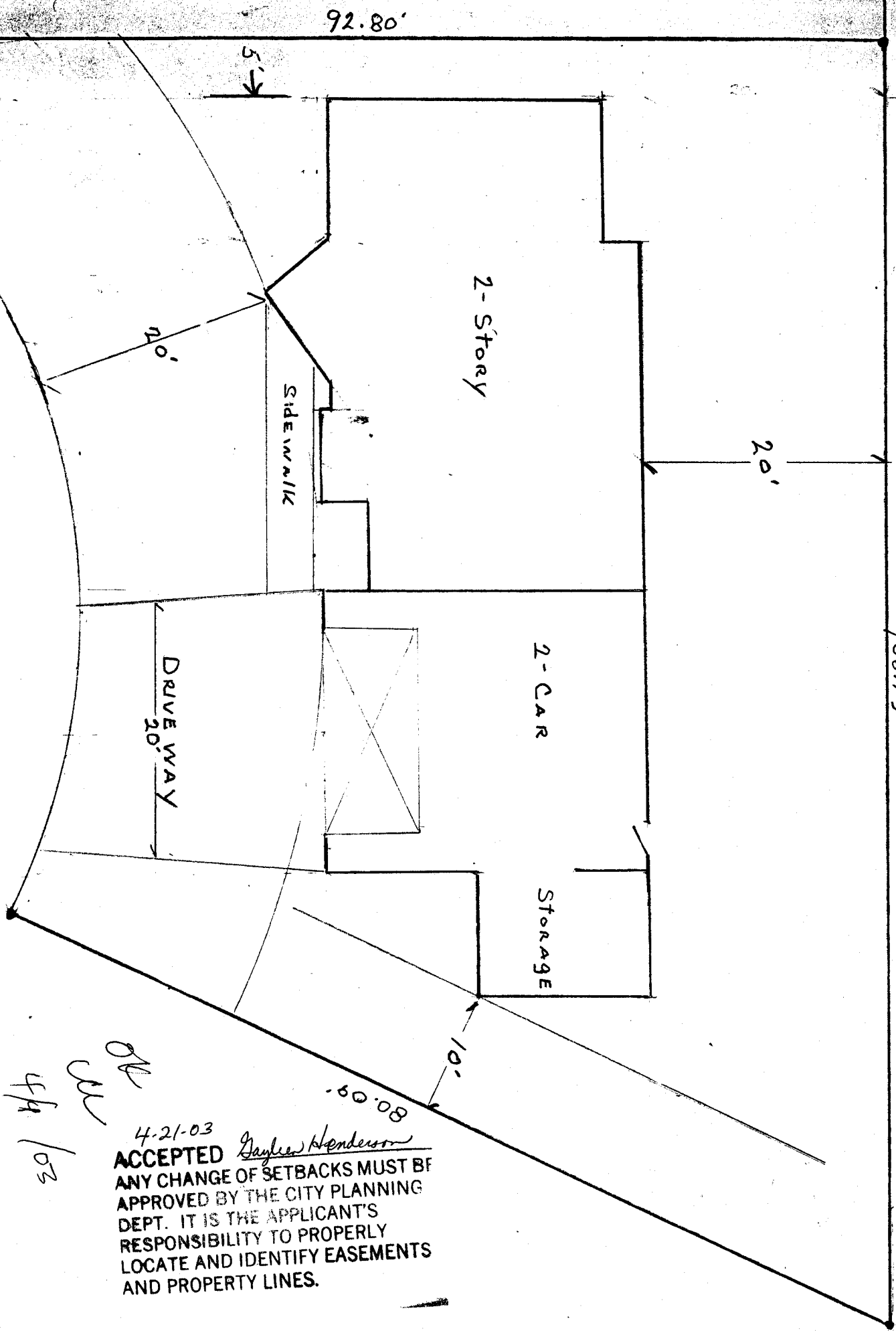
Applicant Signature Ed Lyons Date 4-8-03

Department Approval Gayle Henderson Date 4-21-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15945</u>
Utility Accounting <u>attached</u>	Date <u>4-21-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

2431 Spanish Hill Ct.



OK
4/14/03

4-21-03
ACCEPTED *Gayle 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.