

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

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

BLDG PERMIT NO. 88858



Your Bridge to a Better Community

BLDG ADDRESS 2436 SPANISH HILLS CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1451

TAX SCHEDULE NO. 2701-333-06-023 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SPANISH HILLS TOTAL SQ. FT. OF EXISTING & PROPOSED 1451

FILING 2 BLK 7 LOT 23 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER CUSTOM QUALITY HOMES NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 2394 SAYRE DR. USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE 241-0325 DESCRIPTION OF WORK & INTENDED USE SFR.

(2) APPLICANT TOM HEILIG TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2394 SAYRE

(2) TELEPHONE 201 2371

**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) Permanent Foundation Required: YES  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 Ltr from licensed eng reqd

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 Thomas Heilig Date 4/1/03

Department Approval Blk Gayleen Henderson Date 4-1-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15883</u>
Utility Accounting	<u>OW Cole</u>	Date	<u>4-1-03</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)



35'1"

66'8"

48'6"

Covered Patio Truss to Cantilever

4'x3'

6' Slider

5'x4'

BATH

7'1"

36'x18"

36'x18"

11'1"

5'2"

4'x3'

LAUNDRY

3'5"

3'4"

1'6"

HW

4'0"

2 car garage

6'x4'

5'x4'

4-1-03

ACCEPTED

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.

Driveway  
21' x 20'3"

21'

104'

*David L. Jones*  
4-1-03

Custom Quality Homes  
2436 Spanish Hills Ct.  
Lot 23, Block 7 Phase 2.  
Spanish Trails Sub.