

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 87925



Your Bridge to a Better Community

a

BLDG ADDRESS 717 Spanish Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 1755
TAX SCHEDULE NO. 2701-333-06-010 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1755
FILING 2 BLK 7 LOT 10
NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER Jim Fisher
(1) ADDRESS P.O. Box 3441 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 242-3271 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
(2) APPLICANT Great Services, Inc. TYPE OF HOME PROPOSED:
(2) ADDRESS 3032 I-70 Bus. Loop Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 434-4616 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) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 0' Attached from PL, Rear 20' from PL Parking Req'mt 2
5' exterior from PL
Maximum Height 32' Special Conditions Approval Ltr from Lic
CENSUS 9 TRAFFIC 5 ANNEX# Eng.

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).

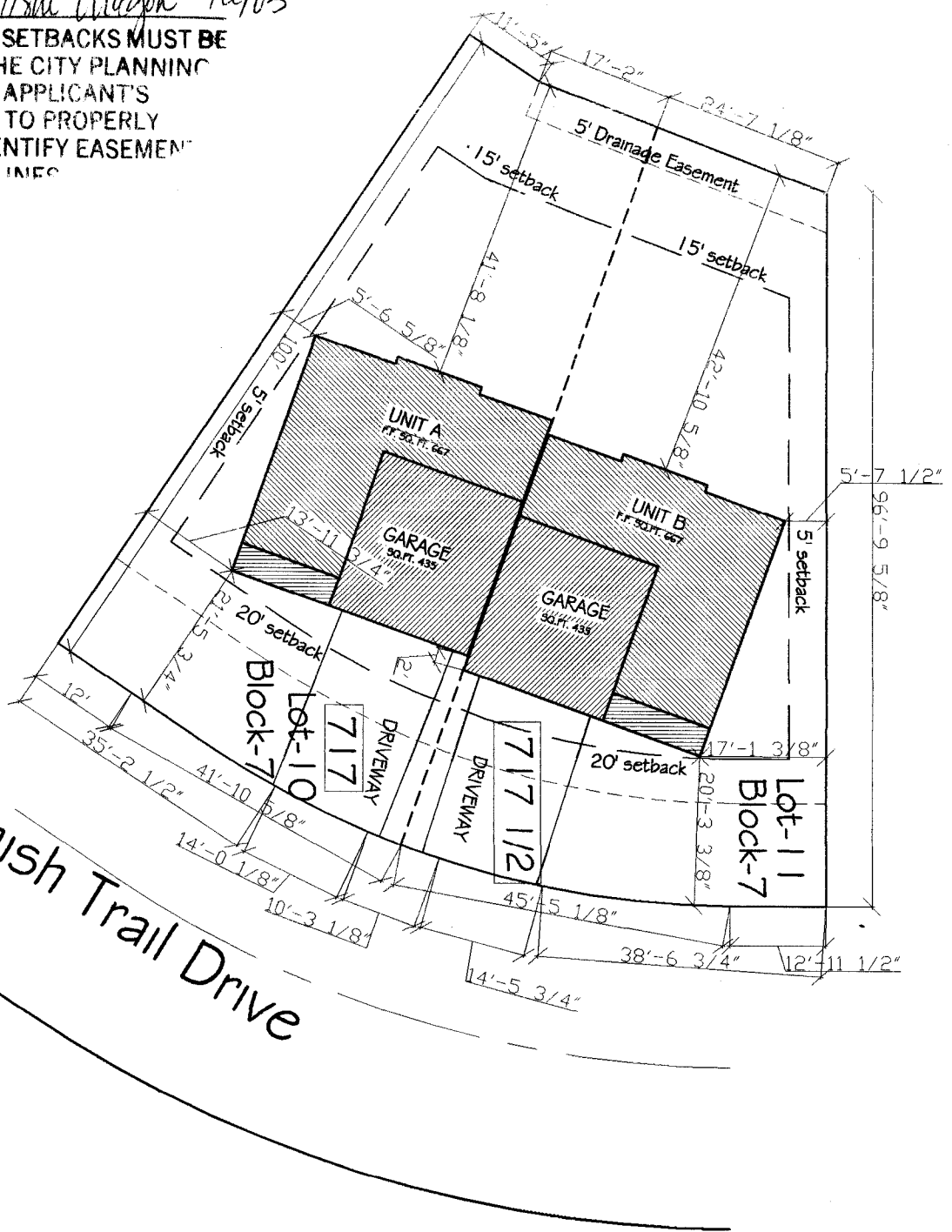
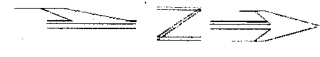
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-24-03
Department Approval NA [Signature] Date 1/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>157694</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/31/03</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)

ACCEPTED *Alisa Aragon 2/16/03*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES



PLOT PLAN

SCALE: 1" = 10' - 0"

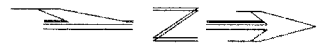
Spanish Trail Drive

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XXV-08	2	DATE:	12-11-02	DRAWN BY:	JIC	MODEL: FISHER DUPLEX ADDRESS: 717 & 717 1/2 SPANISH TRAILS DR. CITY, STATE: GRAND JUNCTION, CO.	FISHER DUPLEX
		REVISION BY:	JIC				

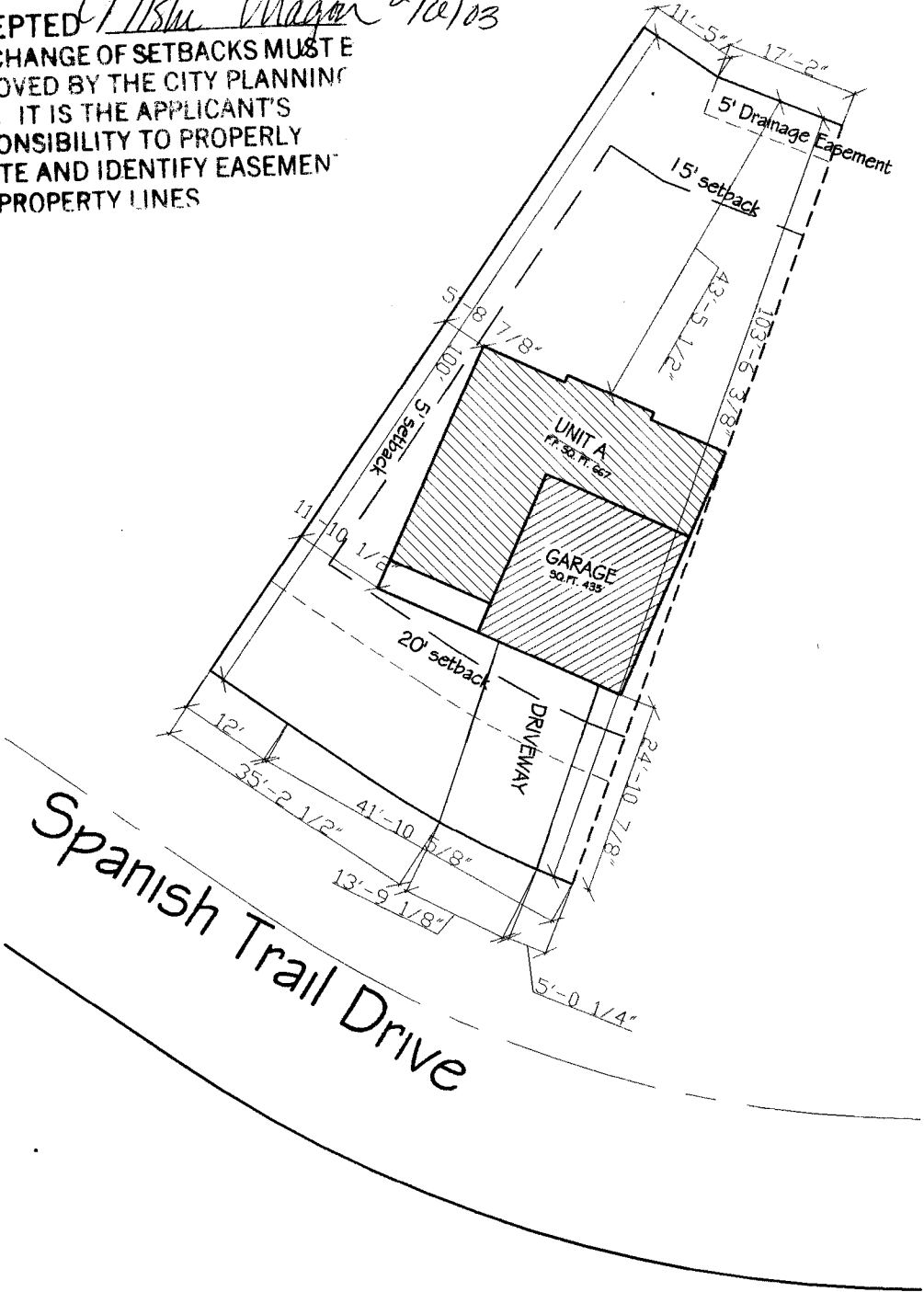
Spanish Trail Sub. Phase 2

717 SPANISH TRAIL DR.



Lot-10
Block-7

ACCEPTED *W. Fisher Wagon 2/10/03*
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



PLOT PLAN

SCALE: 1" = 10'-0"

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MODEL: FISHER DUPLEX ADDRESS: 717 & 717 1/2 SPANISH TRAILS DR. CITY, STATE: GRAND JUNCTION, CO.	DRAWN BY: JLC	DATE: 12/12/02	FISHER DUPLEX
	REVISED BY: JLC	DATE: 02-20-03	
SHEET: 2		XXX-03	