

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 713 1/2 SPANISH TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION 1690

TAX SCHEDULE NO. 2701-333-03-014 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1690

FILING 1 BLK 1 LOT 14 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER Shelene + Josh GALINDO NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS 2946 B SANDRA AV USE OF EXISTING BUILDINGS None

(1) TELEPHONE 256-0873 DESCRIPTION OF WORK & INTENDED USE NEW - Single Family

(2) APPLICANT MCGLEESON INC TYPE OF HOME PROPOSED:
 (2) ADDRESS 523 Florence Rd X Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 242-8035 _____ 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 _____

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

Side 5' 0' on other side from PL, Rear 15' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Engineered foundation required

CENSUS A 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 [Signature] Date 11-19-03

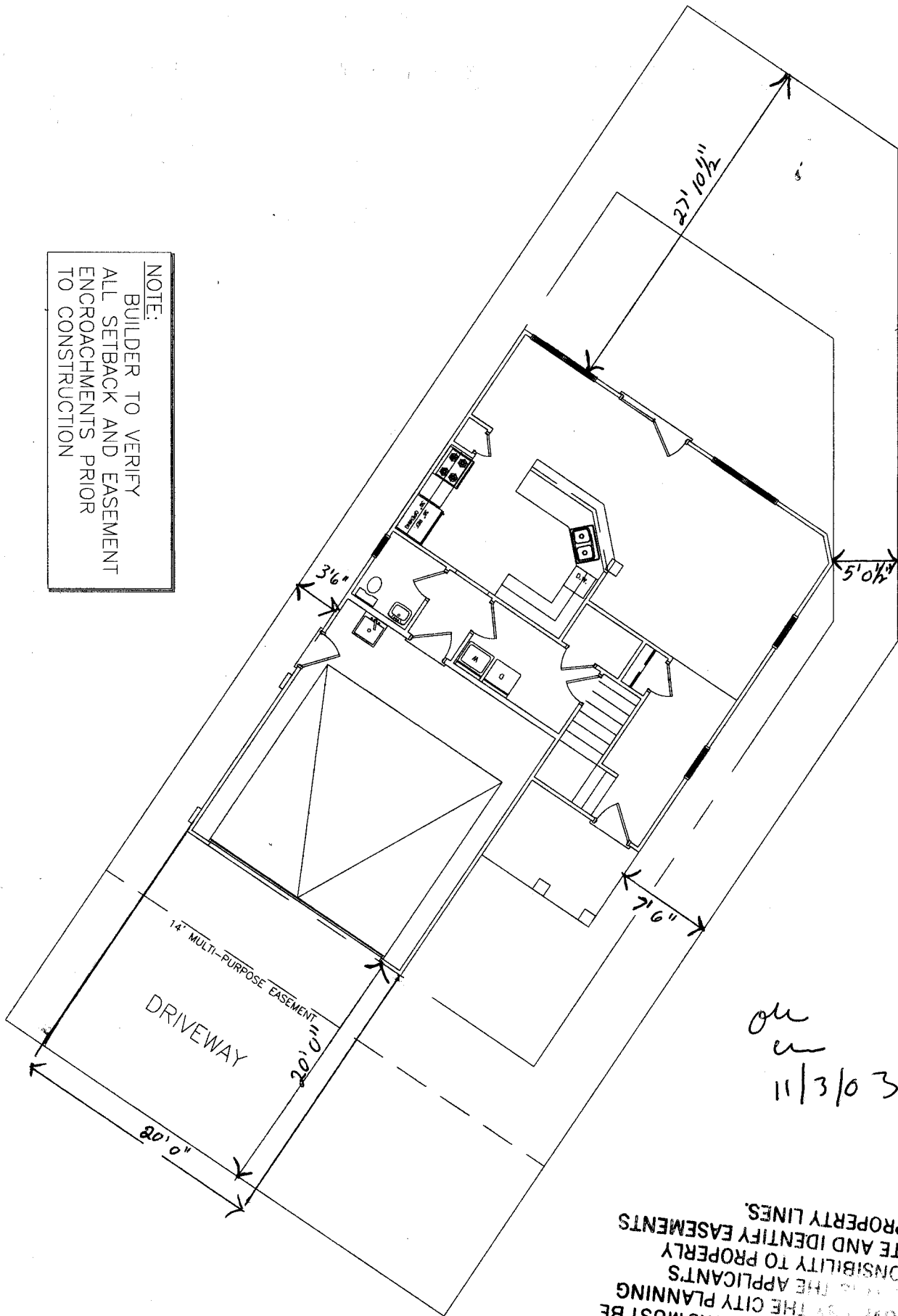
Department Approval [Signature] Date 11-19-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16748</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>11/19/03</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)

SPANISH TRAILS LOT 14



NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

*ok
 on
 11/3/03*

W/SLK Maguire 11-19-03
 APPROVED BY THE CITY PLANNING
 DEPT. THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.