

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

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

BLDG PERMIT NO. 87926



Your Bridge to a Better Community

②

BLDG ADDRESS 717 1/2 Spanish Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 1755
 TAX SCHEDULE NO. 2701-333-06-011 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1755
 FILING 2 BLK 7 LOT 11 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 USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS P.O. Box 3441 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
 (1) TELEPHONE 242-3271 TYPE OF HOME PROPOSED:
 (2) APPLICANT Great Services, Inc. Site Built Manufactured Home (UBC)
 (2) ADDRESS 3032 I-70 Bus. Loop Manufactured Home (HUD)
 (2) TELEPHONE 434-41616 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 O'Ahachet 5' exterior 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# 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).

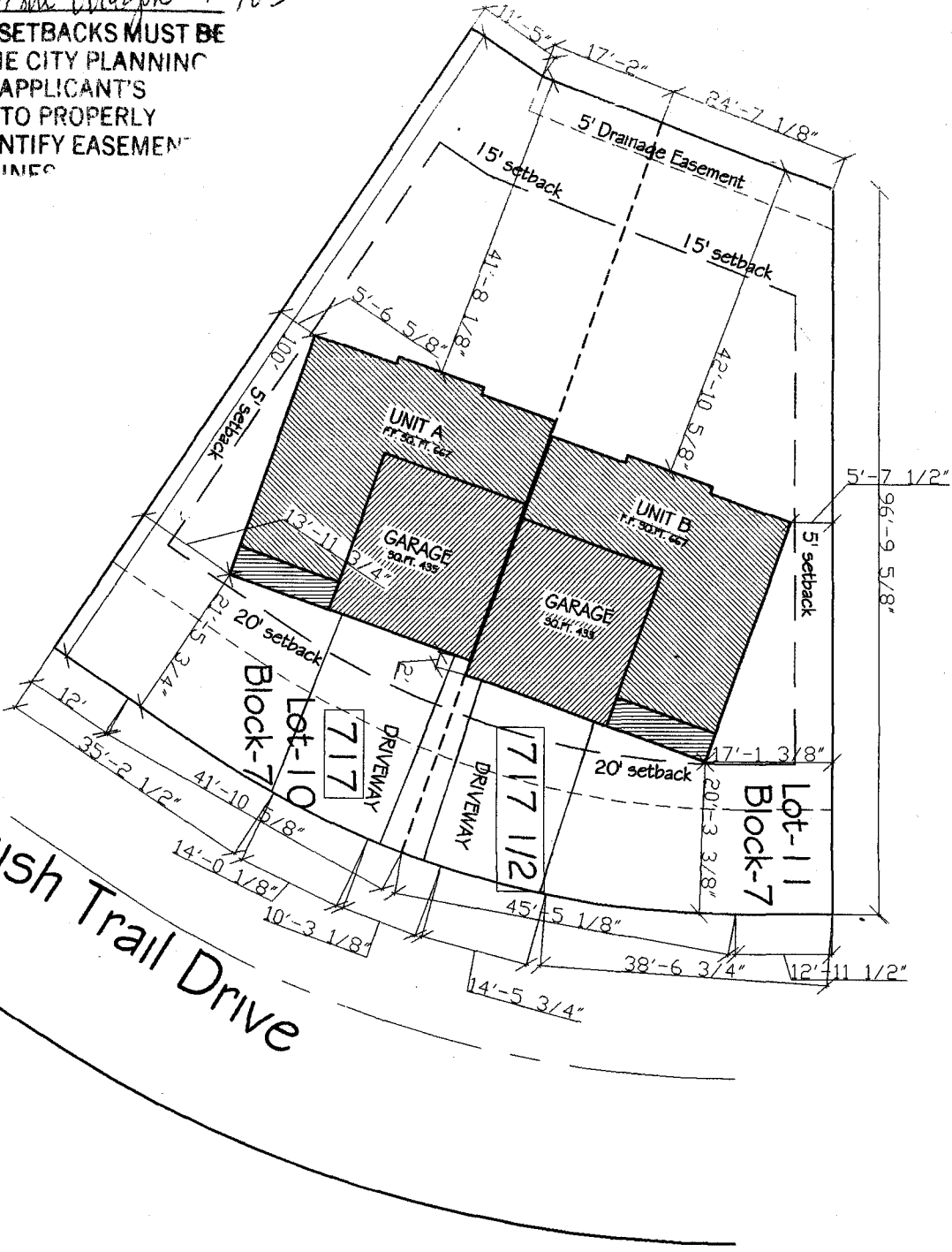
Applicant Signature [Signature] Date 1-24-07
 Department Approval [Signature] Date 1/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15095</u>
Utility Accounting	<u>T. Bensley</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 *Missoula Oregon 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 EASEMENTS AND PROPERTY LINES



PLOT PLAN

SCALE: 1" = 10' - 0"

Spanish Trail Drive

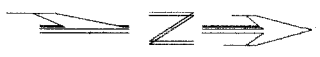
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2	DATE: 02-03-08	REVISIONS: 13-12-02	DRAWN BY: JIC	FISHER DUPLEX MODEL: FISHER DUPLEX ADDRESS: 717 & 717 1/2 SPANISH TRAILS DR. CITY, STATE: GRAND JUNCTION, CO.	FISHER DUPLEX
	DATE: 02-03-08	REVISIONS: 13-12-02	DRAWN BY: JIC		

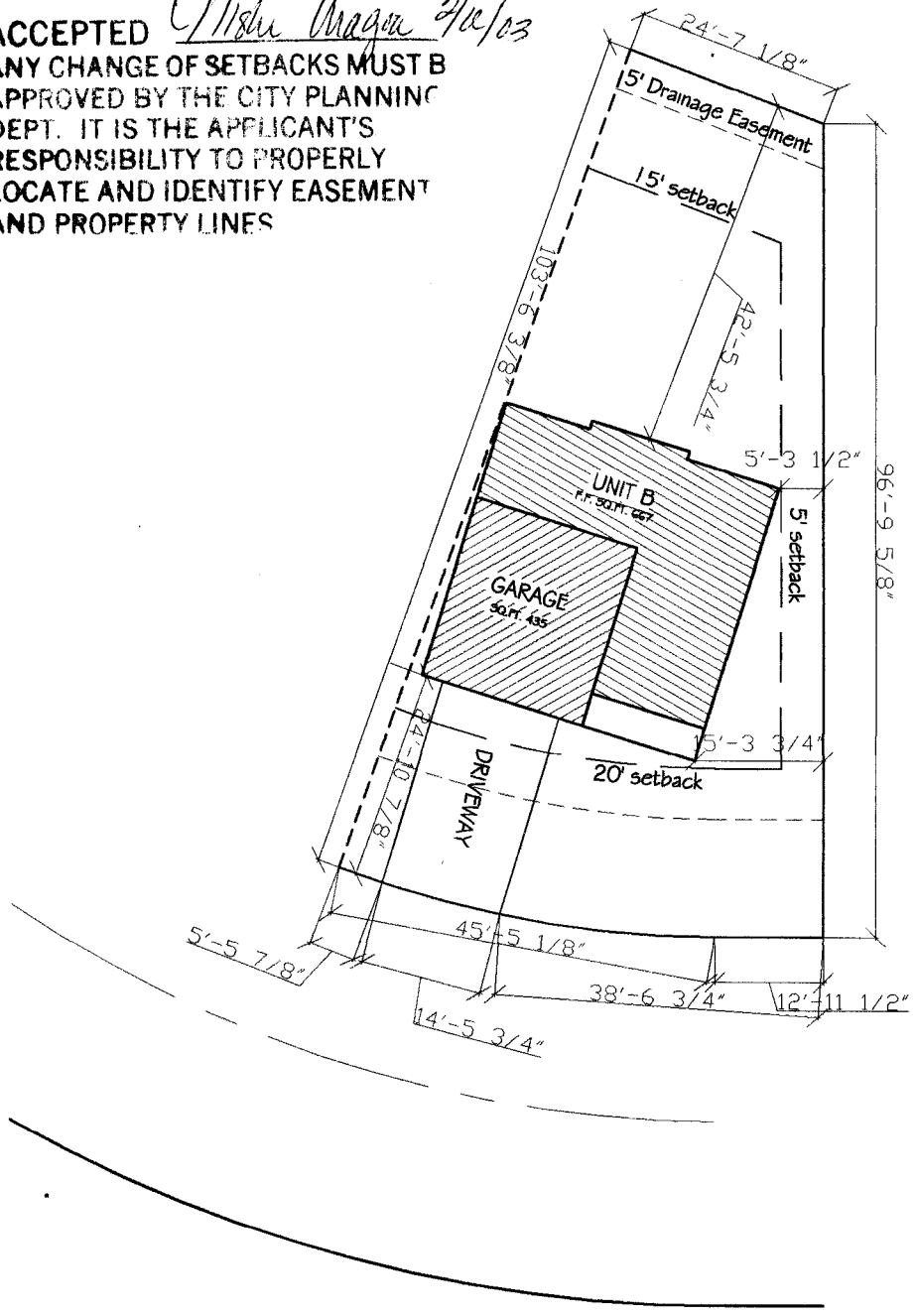
Spanish Trail Sub. Phase 2

717 1/2 SPANISH TRAIL DR.

Lot-11
Block-7



ACCEPTED *Mishi Oragon 2/6/03*
 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"

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