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|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | 1,500  |
| SIF \$ | 292.00 |

# PLANNING CLEARANCE

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 724-SPANISH TRAIL  
Parcel No. 2701-333-40-001  
Subdivision SPANISH TRAILS  
Filing 3 Block 10 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1750  
Sq. Ft. of Lot / Parcel \_\_\_\_\_  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name GARY HARRISON  
Address 541 Skyway Dr.  
City / State / Zip GJ CO. 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name MARK CALVIN  
Address 1879 S. Deep Park Cir.  
City / State / Zip GJ 81503  
Telephone 260-1455

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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.**

|  |  |
|--|--|
| <b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>          |  |
| ZONE <u>PD</u>   | Maximum coverage of lot by structures <u>60%</u>                     |
| SETBACKS: Front <u>20'</u> from property line (PL)                                     | Permanent Foundation Required: YES <u>X</u> NO _____                 |
| Side <u>0'</u> from PL Rear <u>20'</u> from PL   | Parking Requirement <u>2</u>   |
| Maximum Height of Structure(s) <u>32'</u>  | Special Conditions <u>Approval Letter from Lic Engineer required</u> |
| Voting District <u>B</u> Driveway Location Approval <u>EC</u><br>(Engineer's Initials) |  |

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 8-12-04  
Department Approval NA Dayleen Henderson Date 8-13-04

|  |   |                             |                     |
|--|---|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>0540</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>8/13/04</u>                     |                             |                     |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SPANISH TRAIL PHASE 3

JACK CREEK ROAD

N89°54'31"W 26.50'

2439 JACK CREEK RD.

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

LIVING  
1876SF

GARAGE  
521SF

NORTH

SETBACKS:

SIDES - 0' ATTACHED, 5' EXT. SIDE  
REAR 20'  
FRONT 20'

LOT 1  
BLOCK 10  
0.101 ACRES  
724 Spanish Trail

SITE PLAN

SCALE: 1"=10'

8-13-04 Gayleen Henderson  
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.

REVISIONS

DRAWN BY:

Keith  
Davis

DATE:

1-13-04

Address: 724 Spanish Trail

Project: Duplex

SHEET

C1

2701-333-40-001

DRIVE OK  
2/13/04

SPANISH TRAILS DR.

N00°05'29"E 66.50'

DRIVE

14' MULTI-PURPOSE EASEMENT

20' FRONT SETBACK

0' ATTACHED SETBACK  
N00°05'29"E 90.00'

20' REAR SETBACK

S89°54'31"E 50.00'

