

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

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

BLDG PERMIT NO. 88514



Your Bridge to a Better Community

BLDG ADDRESS 2443 ~~4445~~ Row Ridge SQ. FT. OF PROPOSED BLDGS/ADDITION ~~4445~~ 2210
 TAX SCHEDULE NO. 2701-333-04-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION SPANISH TRAIL TOTAL SQ. FT. OF EXISTING & PROPOSED ~~4445~~ 2210
 FILING 1 BLK 2 LOT 940 NO. OF DWELLING UNITS:
 Before: 0 After: 21 this Construction
 (1) OWNER JEAN M EDWARDS TRUST NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2565 I Rd G1 G 81505 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 244-2966 DESCRIPTION OF WORK & INTENDED USE Duplex - NEW CONST
 (2) APPLICANT R William JASSEK TYPE OF HOME PROPOSED:
 (2) ADDRESS 2565 I Rd G1 G 81505 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-6750 _____ 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 NO _____
 or _____ from center of ROW, whichever is greater
 Side 45' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 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 R William Jassek Date 2-26-03
 Department Approval Gayleen Henderson Date 3-10-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>15807</u>
Utility Accounting <u>Othe Kover</u>		Date	<u>3-10-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

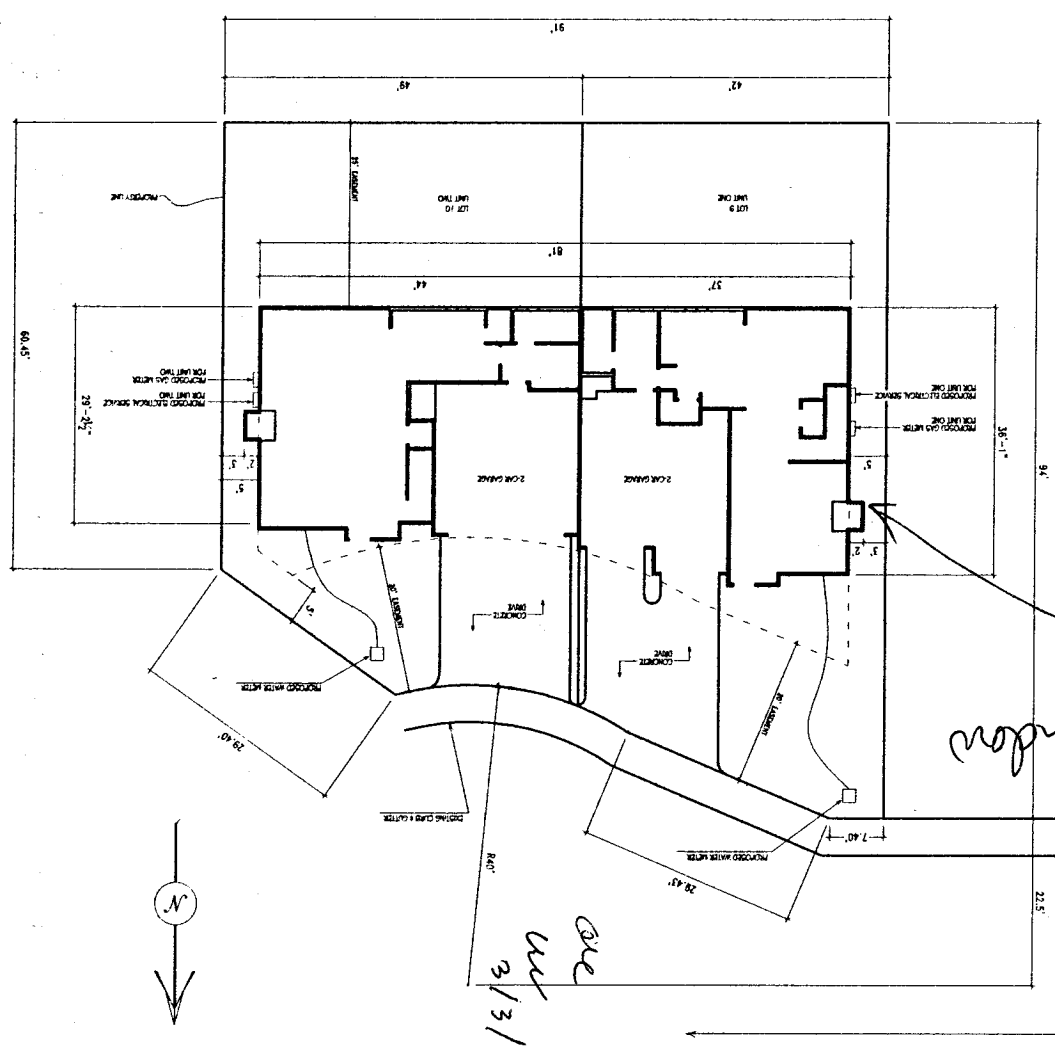
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3-10-03

Dayleen 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.

SITE PLAN SCALE 1/8"=1'-0"



NOTE:
 PAVED LANE OUTLINES BUILDING ENVELOPE.
 LOT 10 = 3,571.8 SQ FT
 DRIVEWAY = 369.50 FT
 UNIT TWO, LOWER LEVEL, WITH GARAGE = 927.50 FT
 UNIT ONE, LOWER LEVEL, WITH GARAGE = 627.50 FT
 UNIT ONE SECOND LEVEL, WITH GARAGE = 1,310.50 FT
 UNIT ONE GARAGE = 449.50 FT
 UNIT TWO SECOND LEVEL = 900.50 FT
 UNIT TWO GARAGE = 414.50 FT
 TOTAL SQ FT OF UNIT TWO INCLUDING GARAGE = 1,791.50 FT
 TOTAL SQ FT OF UNIT ONE INCLUDING GARAGE = 2,205.50 FT
 COVERAGE OF LOT 10 NOT INCLUDING DRIVEWAY = 1,941.50 FT = 57.54%
 COVERAGE OF LOT 10 INCLUDING DRIVEWAY = 1,710.50 FT = 47.87%

54. FT OF LOT 9 & UNIT ONE
 LOT 9 = 3,699.50 FT
 DRIVEWAY = 432.50 FT
 UNIT ONE, LOWER LEVEL, WITH GARAGE = 627.50 FT
 UNIT ONE SECOND LEVEL, WITH GARAGE = 1,310.50 FT
 UNIT ONE GARAGE = 449.50 FT
 UNIT TWO SECOND LEVEL = 900.50 FT
 UNIT TWO GARAGE = 414.50 FT
 TOTAL SQ FT OF UNIT ONE INCLUDING GARAGE = 1,762.50 FT
 TOTAL SQ FT OF UNIT ONE INCLUDING GARAGE = 2,210.50 FT
 COVERAGE OF LOT 9 NOT INCLUDING DRIVEWAY = 1,310.50 FT = 35.47%
 COVERAGE OF LOT 9 INCLUDING DRIVEWAY = 1,742.50 FT = 47.17%

Dayleen Henderson

*one
unit
3/3/03*

2443 & 2445 ROAN RIDGE
SPANISH TRAILS SUBDIVISION
GRAND JUNCTION, CO

PAGE 1

*OK
DW
9/3/03*

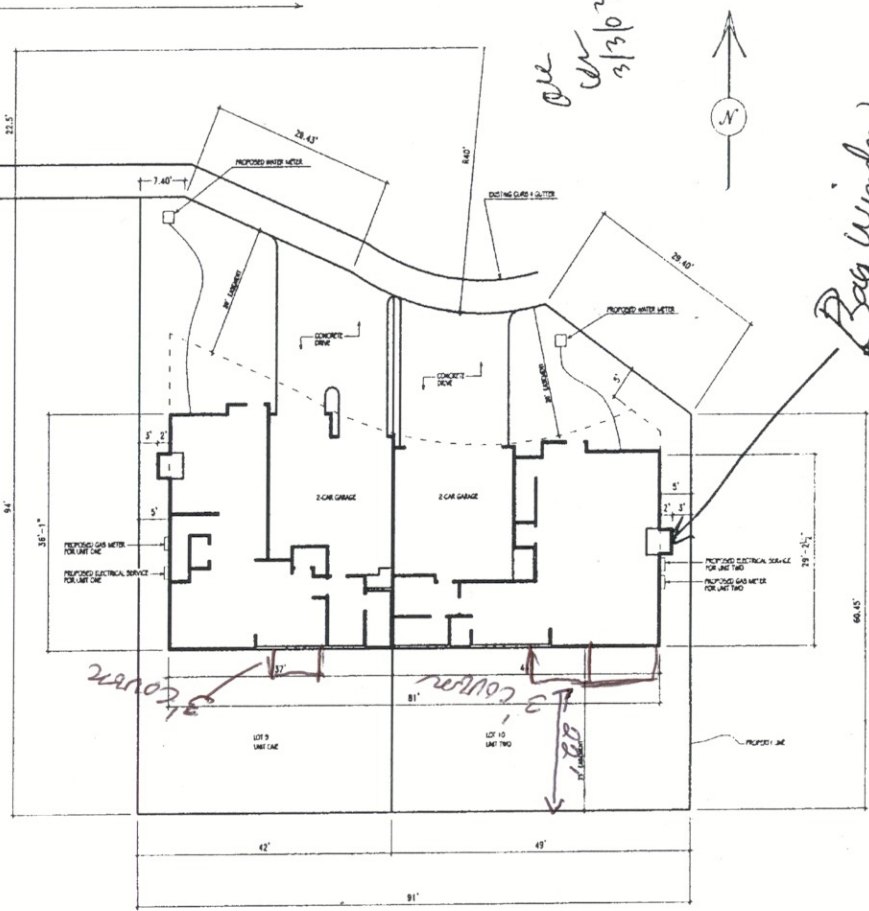


*Bay Window
2'*

ACCEPTED
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LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Walter Major 7/30/03

PROPOSED MULTI-FAM (2 UNITS)
IN A MULTI-FAM ZONE. RMF-8



50 FT OF LOT 9 & UNIT ONE
LOT 9 = 3,283.50 FT
DRIVEWAY = 432.50 FT
UNIT ONE, LOWER LEVEL, MINUS GARAGE = 867.50 FT
UNIT ONE, LOWER LEVEL, WITH GARAGE = 1,310.50 FT
UNIT ONE GARAGE = 443.50 FT
UNIT ONE SECOND LEVEL = 800.50 FT
TOTAL 50 FT OF UNIT ONE INCLUDING GARAGE = 1,767.50 FT
TOTAL 50 FT OF UNIT ONE INCLUDING GARAGE = 2,210.50 FT
COVERAGE OF LOT 9 INCLUDING DRIVEWAY = 1,310.50 FT = 35.47%
COVERAGE OF LOT 9 INCLUDING DRIVEWAY = 1,742.50 FT = 47.17%

50 FT OF LOT 10 & UNIT TWO
LOT 10 = 3,571.850 FT
DRIVEWAY = 363.50 FT
UNIT TWO, LOWER LEVEL, MINUS GARAGE = 927.50 FT
UNIT TWO, LOWER LEVEL, WITH GARAGE = 1,341.50 FT
UNIT TWO GARAGE = 414.50 FT
UNIT TWO SECOND LEVEL = 864.50 FT
TOTAL 50 FT OF UNIT TWO INCLUDING GARAGE = 1,791.50 FT
TOTAL 50 FT OF UNIT TWO INCLUDING GARAGE = 2,205.50 FT
COVERAGE OF LOT 10 INCLUDING DRIVEWAY = 1,341.50 FT = 37.54%
COVERAGE OF LOT 10 INCLUDING DRIVEWAY = 1,710.50 FT = 47.87%

TOTAL 50 FEET
TOTAL 50 FT OF LOTS = 7,226.50 FT
TOTAL 50 FT OF DRIVEWAYS = 801.50 FT

NOTE
DASHED LINE OUTLINES BUILDING ENVELOPE

3-10-03

ACCEPTED *Gayle Henderson*
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