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

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

BLDG PERMIT NO. 88513



Your Bridge to a Better Community

BLDG ADDRESS 2445 ROAN RIDGE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2205
 TAX SCHEDULE NO. 2701-333-04-009⁰¹⁰ SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION SPANISH TRAIL TOTAL SQ. FT. OF EXISTING & PROPOSED 2205
 FILING 1 BLK 2 LOT 910 NO. OF DWELLING UNITS:
 Before: 0 After: 1 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 Cob 81505 USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 244-2966 DESCRIPTION OF WORK & INTENDED USE Duplex New Const
 (2) APPLICANT R William SASSER TYPE OF HOME PROPOSED:
 (2) ADDRESS 2565 I Rd G1 Cob 81505 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 244-2966 _____ 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 0'5' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Letter from Engineer
 CENSUS Req'd 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).

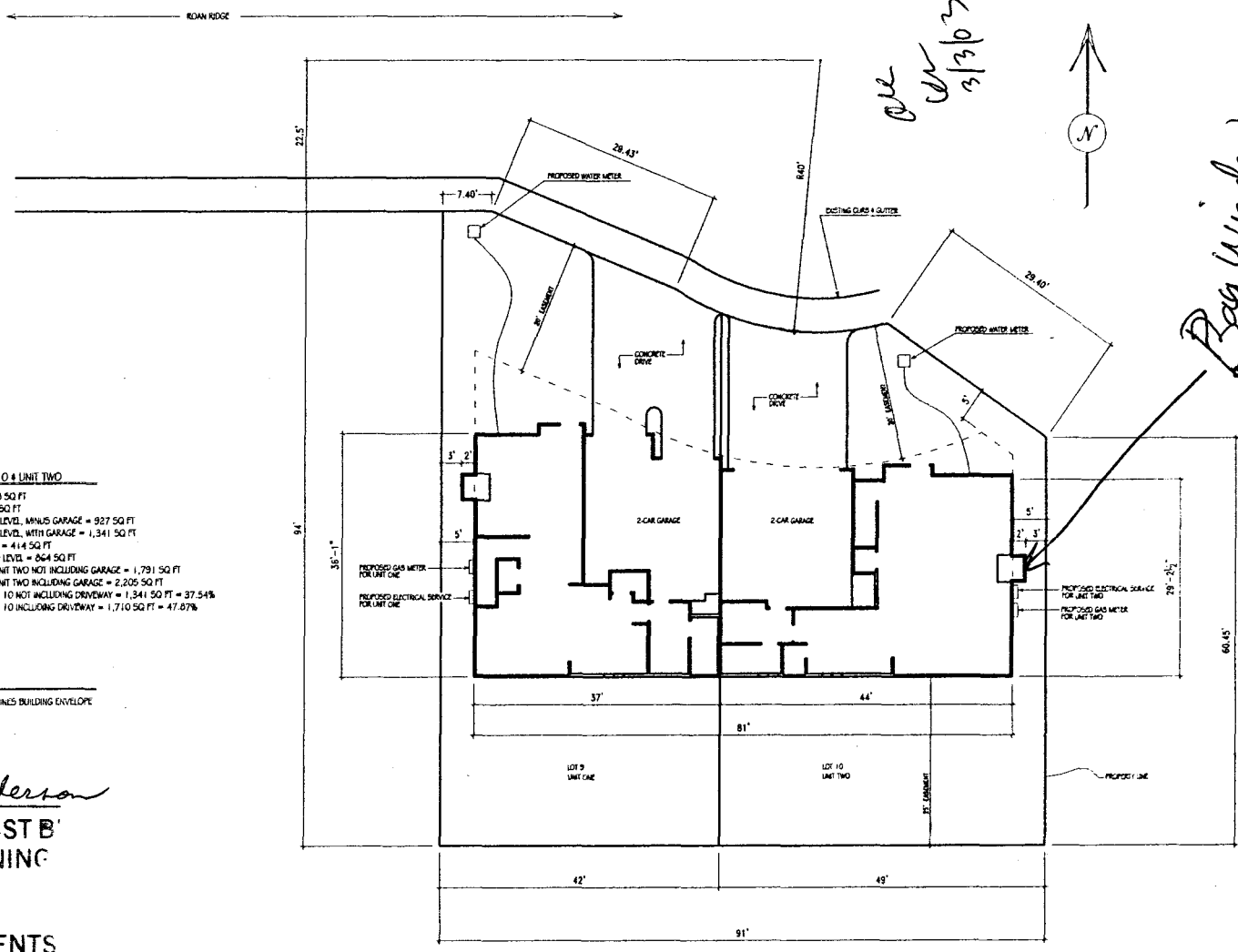
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature R William Sasser Date 2-26-03
 Department Approval Gayle 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>157</u> |
| Utility Accounting <u>As the owner</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)



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

564 SQ FT OF LOT 9 & UNIT ONE
 LOT 9 = 3,693 SQ FT
 HWY. EWAY = 432 SQ FT
 UNIT ONE, LOWER LEVEL, MINUS GARAGE = 667 SQ FT
 UNIT ONE, LOWER LEVEL, WITH GARAGE = 1,310 SQ FT
 UNIT ONE GARAGE = 443 SQ FT
 UNIT ONE SECOND LEVEL = 900 SQ FT
 TOTAL SQ FT OF UNIT ONE INCLUDING GARAGE = 1,767 SQ FT
 TOTAL SQ FT OF LOT 9 INCLUDING DRIVEWAY = 1,310 SQ FT = 35.47%
 COVERAGE OF LOT 9 INCLUDING DRIVEWAY = 1,742 SQ FT = 47.17%

502 SQ FT OF LOT 10 & UNIT TWO
 LOT 10 = 3,571 & 50 FT
 DRIVEWAY = 369 SQ FT
 UNIT TWO, LOWER LEVEL, MINUS GARAGE = 927 SQ FT
 UNIT TWO, LOWER LEVEL, WITH GARAGE = 1,341 SQ FT
 UNIT TWO GARAGE = 414 SQ FT
 UNIT TWO SECOND LEVEL = 864 SQ FT
 TOTAL SQ FT OF UNIT TWO INCLUDING GARAGE = 1,791 SQ FT
 TOTAL SQ FT OF LOT 10 INCLUDING DRIVEWAY = 2,205 SQ FT
 COVERAGE OF LOT 10 INCLUDING DRIVEWAY = 1,341 SQ FT = 37.54%
 COVERAGE OF LOT 10 INCLUDING DRIVEWAY = 1,710 SQ FT = 47.07%

TOTAL SQ. FEET
 TOTAL SQ FT OF LOTS = 7,265 SQ FT
 TOTAL SQ FT OF DRIVEWAYS = 801 SQ FT

NOTE:
 DASHED LINE OUTLINES BUILDING ENVELOPE

3-10-03
ACCEPTED *Dayle Henderson*
 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"

Bag window 2'

*over
 3/3/03*

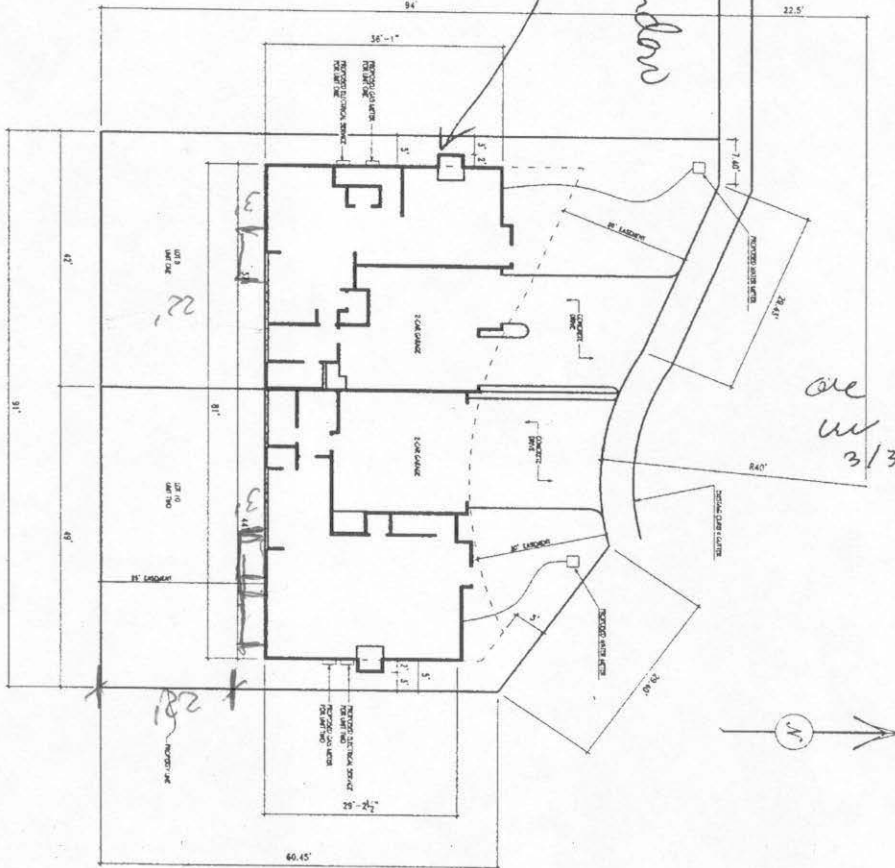
3-10-03 Jayleen Henderson

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"



SECTION 10 (EASTING)

LOT 10 - 2,311 SQ FT
 LOT 11 - 2,311 SQ FT
 LOT 12 - 2,311 SQ FT
 LOT 13 - 2,311 SQ FT
 LOT 14 - 2,311 SQ FT
 LOT 15 - 2,311 SQ FT
 LOT 16 - 2,311 SQ FT
 LOT 17 - 2,311 SQ FT
 LOT 18 - 2,311 SQ FT
 LOT 19 - 2,311 SQ FT
 LOT 20 - 2,311 SQ FT
 LOT 21 - 2,311 SQ FT
 LOT 22 - 2,311 SQ FT
 LOT 23 - 2,311 SQ FT
 LOT 24 - 2,311 SQ FT
 LOT 25 - 2,311 SQ FT
 LOT 26 - 2,311 SQ FT
 LOT 27 - 2,311 SQ FT
 LOT 28 - 2,311 SQ FT
 LOT 29 - 2,311 SQ FT
 LOT 30 - 2,311 SQ FT
 LOT 31 - 2,311 SQ FT
 LOT 32 - 2,311 SQ FT
 LOT 33 - 2,311 SQ FT
 LOT 34 - 2,311 SQ FT
 LOT 35 - 2,311 SQ FT
 LOT 36 - 2,311 SQ FT
 LOT 37 - 2,311 SQ FT
 LOT 38 - 2,311 SQ FT
 LOT 39 - 2,311 SQ FT
 LOT 40 - 2,311 SQ FT
 LOT 41 - 2,311 SQ FT
 LOT 42 - 2,311 SQ FT
 LOT 43 - 2,311 SQ FT
 LOT 44 - 2,311 SQ FT
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 LOT 94 - 2,311 SQ FT
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 LOT 96 - 2,311 SQ FT
 LOT 97 - 2,311 SQ FT
 LOT 98 - 2,311 SQ FT
 LOT 99 - 2,311 SQ FT
 LOT 100 - 2,311 SQ FT

SECTION 10 (SOUTH)

LOT 10 - 2,311 SQ FT
 LOT 11 - 2,311 SQ FT
 LOT 12 - 2,311 SQ FT
 LOT 13 - 2,311 SQ FT
 LOT 14 - 2,311 SQ FT
 LOT 15 - 2,311 SQ FT
 LOT 16 - 2,311 SQ FT
 LOT 17 - 2,311 SQ FT
 LOT 18 - 2,311 SQ FT
 LOT 19 - 2,311 SQ FT
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 LOT 93 - 2,311 SQ FT
 LOT 94 - 2,311 SQ FT
 LOT 95 - 2,311 SQ FT
 LOT 96 - 2,311 SQ FT
 LOT 97 - 2,311 SQ FT
 LOT 98 - 2,311 SQ FT
 LOT 99 - 2,311 SQ FT
 LOT 100 - 2,311 SQ FT

NOTE:
 PROVIDE ALL DIMENSIONS IN FEET AND INCHES.

PROPOSED MULTIFAMILY UNIT(S)
 IN A MULTIFAMILY ZONE, RMP-3

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.

Bay Window

1/30/03

3/3/03