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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. _____



Building Address 720 Spanish Trails Dr. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2701-333-40-010 Sq. Ft. of Existing Bldgs 0 Proposed _____
 Subdivision Spanish Trails Sq. Ft. of Lot / Parcel .125 acres
 Filing 3 Block 10 Lot 10 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1825

OWNER INFORMATION:

Name Fam First Home Builders
 Address 503 23 Rd
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Keith Davis
 Address 503 23 Rd
 City / State / Zip Grand Junction CO 81503
 Telephone 970-242-7444

***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.

| | |
|-----------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF | |
| ZONE <u>PD</u> <i>15' dwelling</i> | Maximum coverage of lot by structures <u>60%</u> |
| SETBACKS: Front <u>20'</u> <i>garage</i> from property line (PL) | Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____ |
| Side <u>5'</u> from PL Rear <u>10'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>32'</u> | Special Conditions <u>ltr from licensed eng. req'd</u> |
| Voting District <u>"B"</u> Driveway Location Approval <u>W</u> (Engineer's Initials) | <u>See Subdivision Grading Plan</u> |

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 12-9-03
 Department Approval [Signature] Date 12/31/03

| | | | |
|--------------------------------------------------------|----------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>16912</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>12/31/03</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)

ACCEPTED

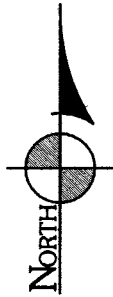
John E. Stawler

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.

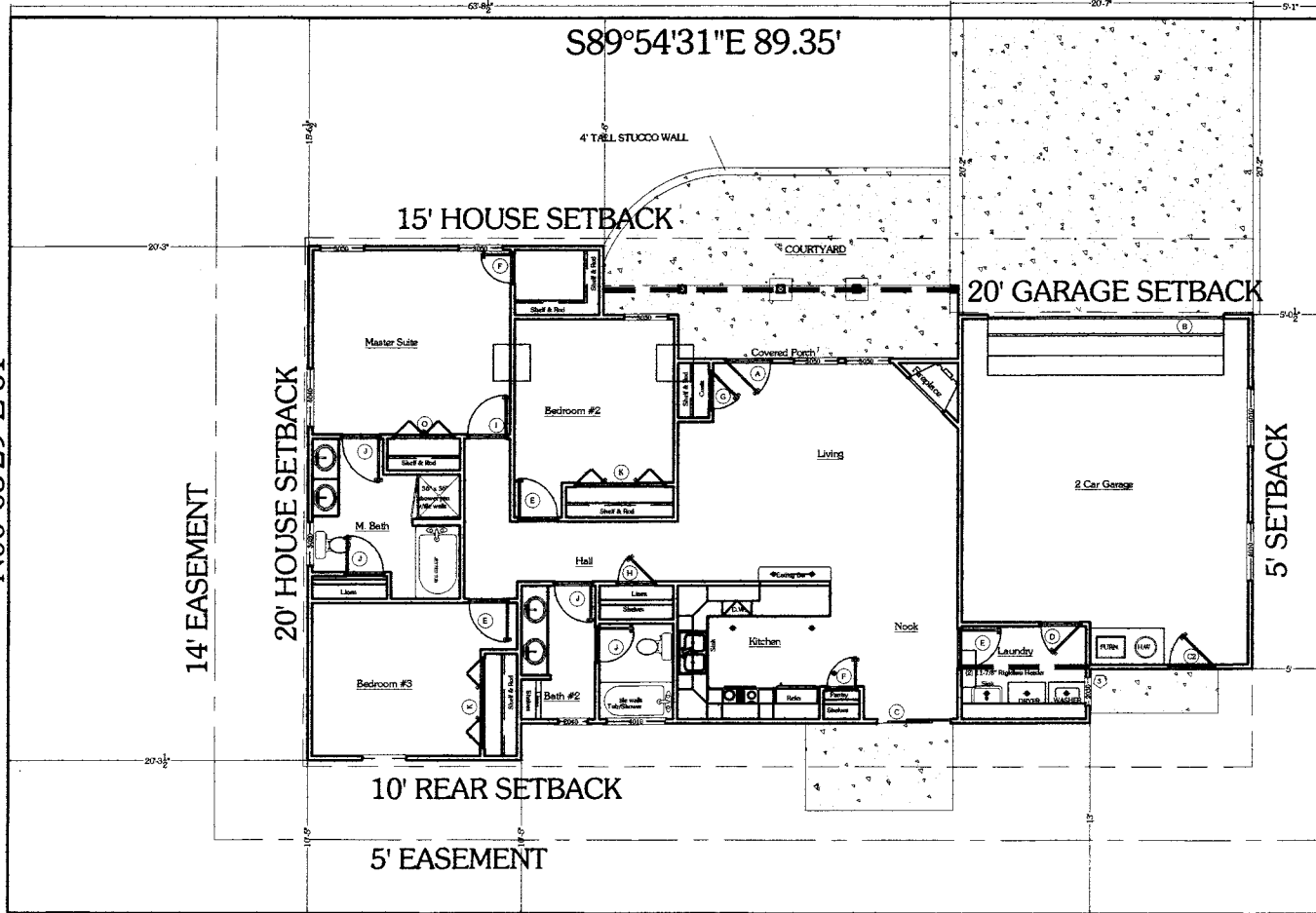
AUTO COURT

*can
lw
12/10/03*

SIDE 5
REAR 10' PARALLEL W/AUTO CT
FRONT (GARAGE) 20'
FRONT (HOUSE) 15'
SETBACKS:



SPANISH TRAILS DR.
N00°05'29"E 61'



| Standard Area Tabulations (sq. ft.) | | | |
|-------------------------------------|--------|--------|--------------|
| Level | Living | Garage | Patios/Decks |
| Main | 1367 | 458 | 82 |
| Total | 1367 | | |

720 SPANISH TRAILS DR.
SITE PLAN

SCALE: 1"=10'

REVISIONS

DRAWN BY:
Keith Davis
DATE:
11-7-03

Address: 720 Spanish Trails
Project: RIDEMORE PLAN #1367

SHEET
C1