

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. _____



Building Address 722 1/2 Spanish Trails Dr. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 270133306026 Sq. Ft. of Existing Bldgs 0 Proposed 1074 sq ft
 Subdivision Spanish Trails Sq. Ft. of Lot / Parcel 0.12 acres
 Filing 3 Block 10 Lot 20 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name FantFest Homebuilders
 Address 554 Court Rd
 City / State / Zip Georgetown CO 81501

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 23rd
 City / State / Zip Georgetown, CO 81501
 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 DD Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions letter from licensed engineer required - soils conditions
 Voting District B Driveway Location Approval M see plat
 (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 10/10/03
 Department Approval see Gayle Henderson Date 11-4-03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>16712</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/5/03</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)

11-4-03
 ACCEPTED *Gayle 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.



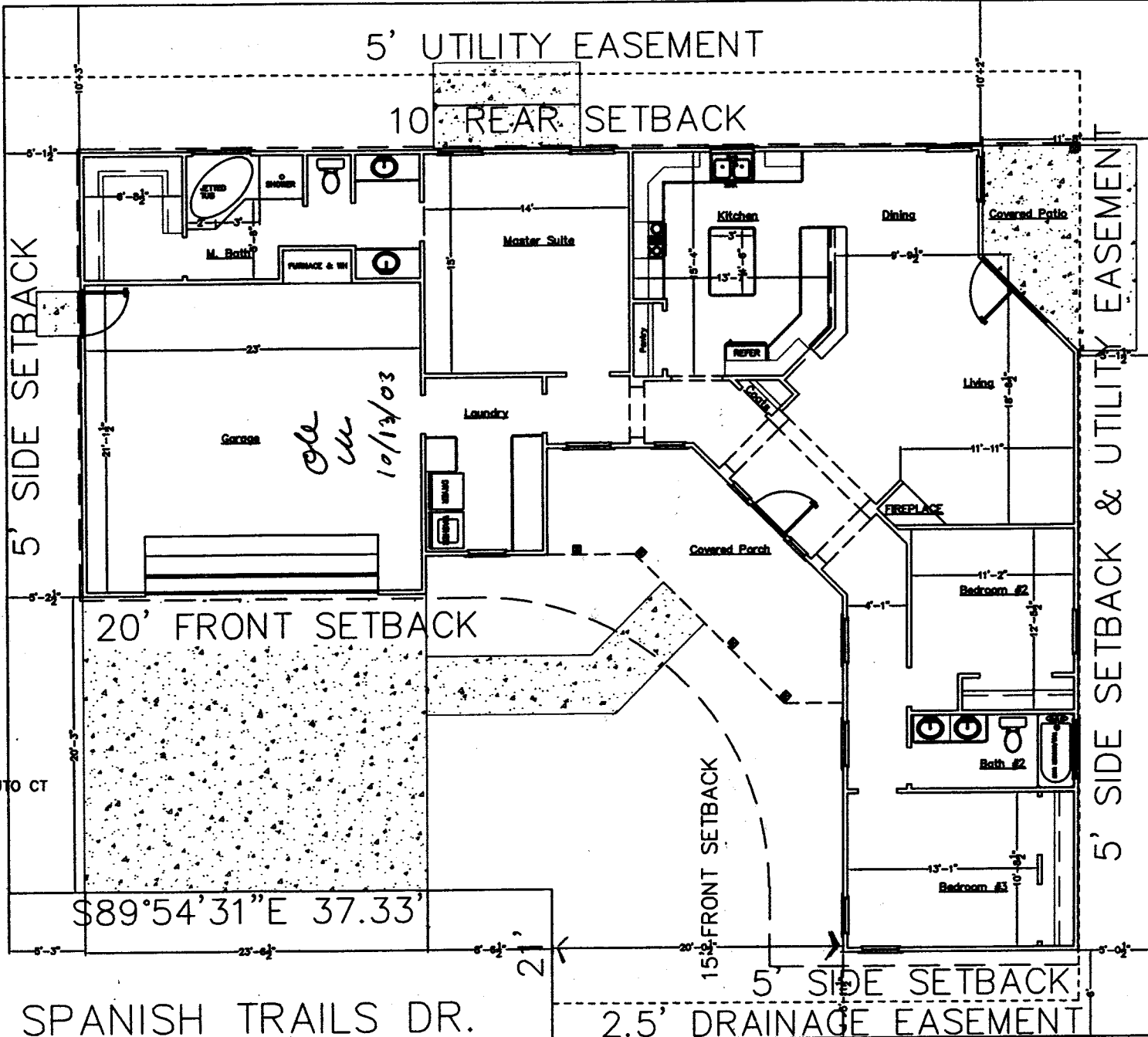
S00°05'29"W 61'

5' SIDE SETBACK

S89°54'31"E 78.66'

5' UTILITY EASEMENT

10' REAR SETBACK



20' FRONT SETBACK

15' FRONT SETBACK

5' SIDE SETBACK & UTILITY EASEMENT

N00°05'37"E 71.5'

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

S89°54'31"E 37.33'

722 1/2 SPANISH TRAILS DR.
 AUTO COURT

S89°54'31"E 41.33'

2.5' DRAINAGE EASEMENT