

FEE \$ <u>10.00</u>
TCP \$ <u>1,000</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 712 SPANISH TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION 1367

TAX SCHEDULE NO. 2701-333-4D-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION SPANISH TRAIL TOTAL SQ. FT. OF EXISTING & PROPOSED 1367

FILING 3 BLK 10 LOT 14 NO. OF DWELLING UNITS:

Before: 0 After: 1 this Construction

(1) OWNER Ridemore Enterprises, Inc NO. OF BUILDINGS ON PARCEL

Before: 0 After: 1 this Construction

(1) ADDRESS 1548 W. Independent #4 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-242-7444

DESCRIPTION OF WORK & INTENDED USE New Residential Single Family Home

(2) APPLICANT Ridemore Enterprises, Inc TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify) _____

(2) ADDRESS 1548 W. Independent #4

(2) TELEPHONE 970-242-7444

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 60%

SETBACKS: Front 20' Spanish Trails from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Approval letter from Lic Eng.

CENSUS B 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 [Signature] Date 9/13/04

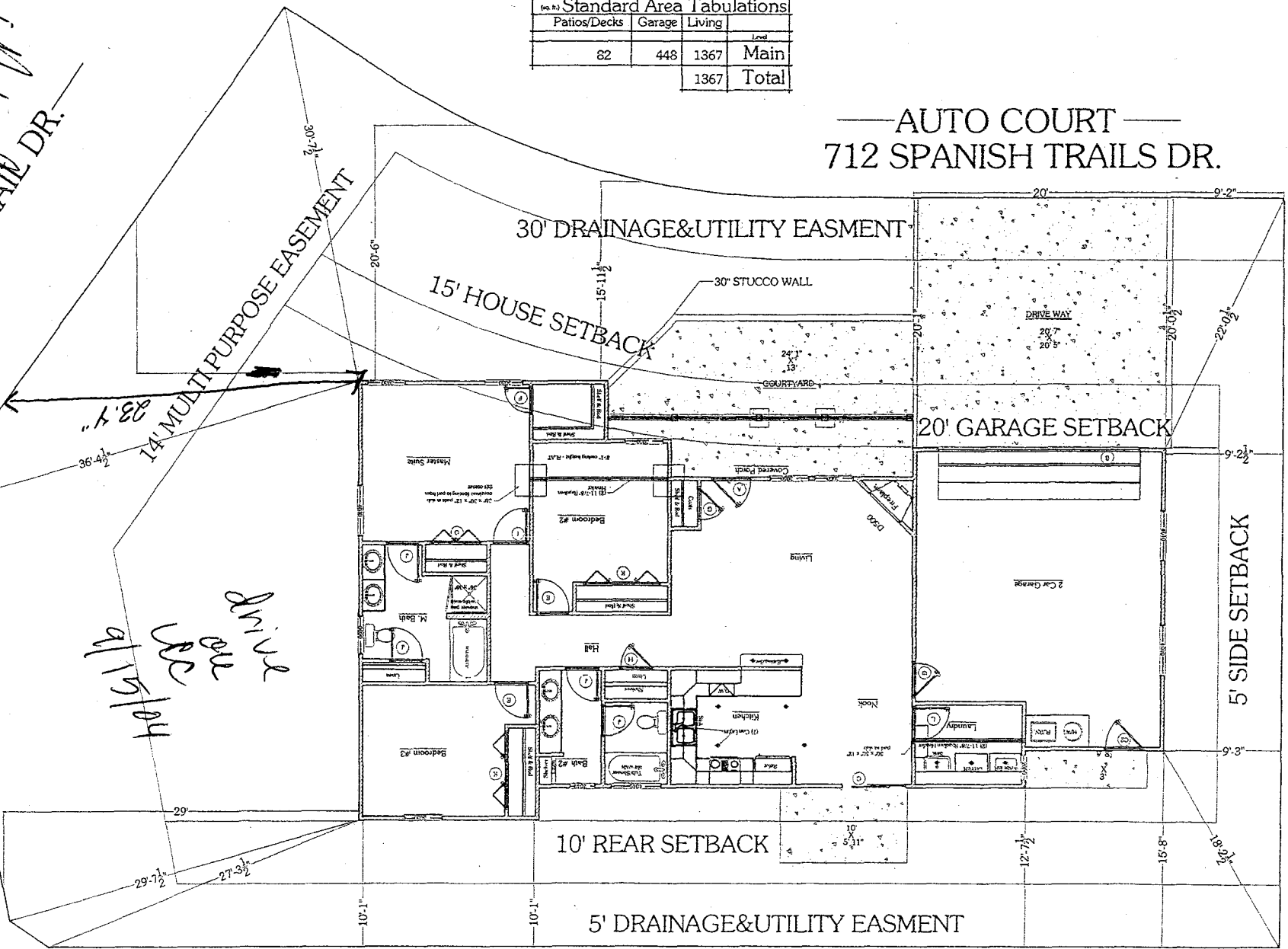
Department Approval [Signature] Date 9/24/04

Additional water and/or sewer tap fee(s) are required: YES <u>[Signature]</u> NO _____	W/O No. <u>17628</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/24/04</u>

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

Standard Area Tabulations			
Patios/Decks	Garage	Living	Level
82	448	1367	Main
		1367	Total

— AUTO COURT —
712 SPANISH TRAILS DR.



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.

W. Mike
SPANISH TRAILS DR.

Shirley
9/15/04

LOT 14
BLOCK 10
Spanish Trail
Filing 3
0.149 Acres