

FEE \$	10.00
TCP \$	1,000
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 714 Spanish Trails SQ. FT. OF PROPOSED BLDGS/ADDITION 1367
 TAX SCHEDULE NO. 2701-333-40-013 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION SPANISH TRAIL TOTAL SQ. FT. OF EXISTING & PROPOSED 1367
 FILING 3 BLK 10 LOT 13 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 _____
 (1) TELEPHONE 970-242-7444 DESCRIPTION OF WORK & INTENDED USE New Residential Single Family Home
 (2) APPLICANT Ridemore Enterprises Inc. TYPE OF HOME PROPOSED:
 (2) ADDRESS 1548 W. Independent #4 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-242-7444 _____ 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 60%
 SETBACKS: Front 20' from Spanish Trails & 30' from auto ct from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater due to easement
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions Engineered foundation required
 CENSUS B TRAFFIC _____ ANNEX# _____

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 _____ Date 8/31/04
 Department Approval [Signature] Date 9/8/04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>17590</u>
Utility Accounting	<u>Overhead</u>	Date	<u>9/8/04</u>

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

ACCEPTED *Melina Gidcum* 9/8/04
 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.

REVISIONS

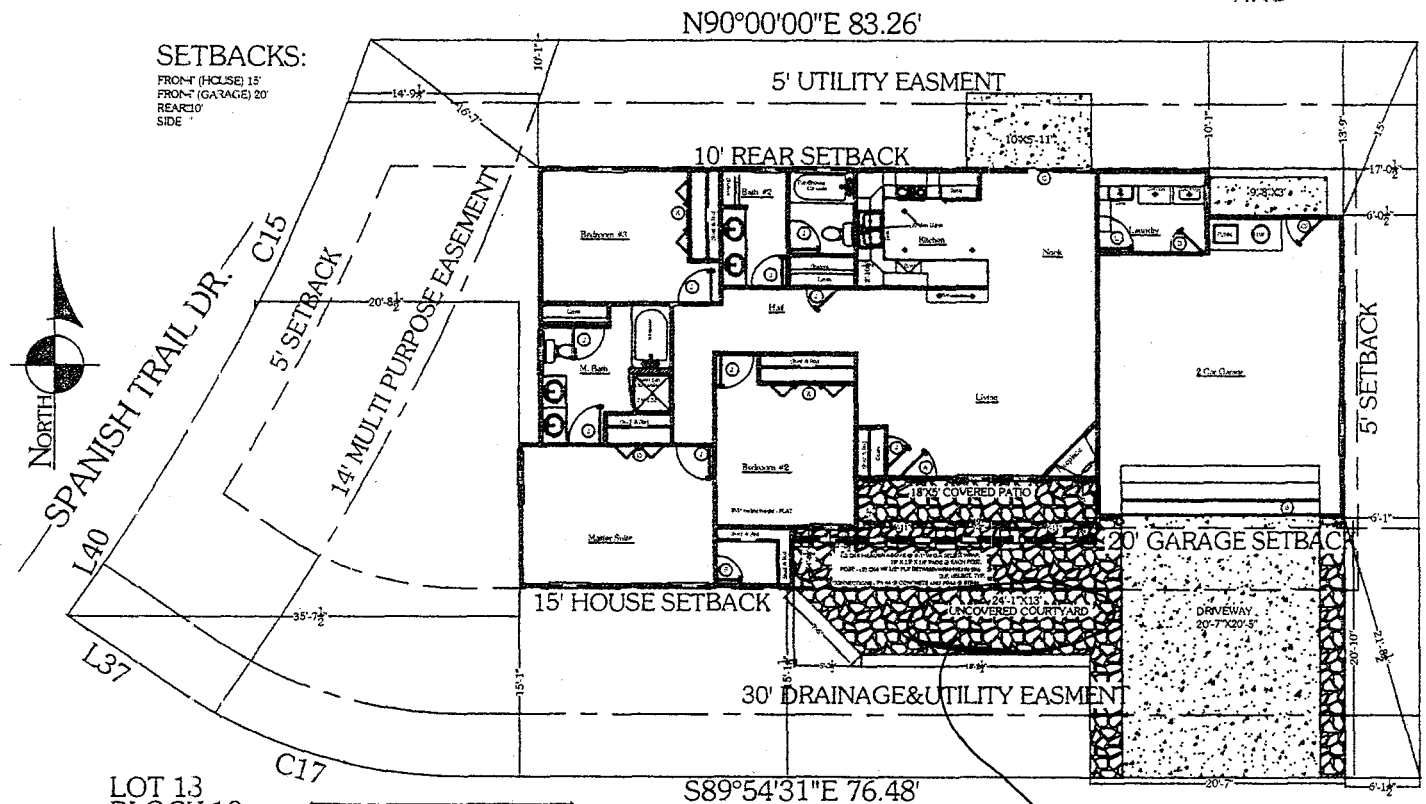
DRAWN BY: MELINA GIDCUMB
 DATE: 8-19-04

Address: 714 SPANISH TRAILS
 Project: RIDEMORE PLAN #1367

SHEET

P1

SETBACKS:
 FRONT (HOUSE) 15'
 FRONT (GARAGE) 20'
 REAR 10'
 SIDE 5'



drive on w 9/4/04

Is there a way around Court yard? 30" wall

LOT 13
 BLOCK 10
 Spanish Trail
 Filing 3
 0.127 Acres

Standard Area Tabulations			
Patios/Decks	Garage	Living	Total
82	458	1367	Main
		1367	Total

— AUTO COURT —
 712 SPANISH TRAILS DR.

PLOT PLAN

SCALE: 1"=10'