

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

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

BLDG PERMIT NO. _____



Building Address 716 Spanish Trail
 Parcel No. 2701-333-40-012
 Subdivision Spanish Trail
 Filing 3 Block 10 Lot 12

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1367+458
 Sq. Ft. of Lot / Parcel 0.129 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1825

OWNER INFORMATION:

Name Famlist Home Builders
 Address 503 23 Road
 City / State / Zip Grand Jct Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Ridemore Enterprises
 Address 503 23 Road
 City / State / Zip Grand Jct 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 PD Maximum coverage of lot by structures 3 6092
 SETBACKS: Front 15' ^{home} from property line (PL) 20' ^{garage}
 Side 5' from PL Rear 10' from PL Permanent Foundation Required: YES X NO _____
 Maximum Height of Structure(s) 32' Parking Requirement 2
 Voting District B Driveway Location Approval ll Special Conditions Letter from Engineer Required
 (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 4/16/04
 Department Approval [Signature] Date 5/21/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>1728</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-21-04</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)

— AUTO COURT —
716 SPANISH TRAILS DR.
 S89°54'31"E 89.35'

REVISIONS
 3-22-04
 3-24-04

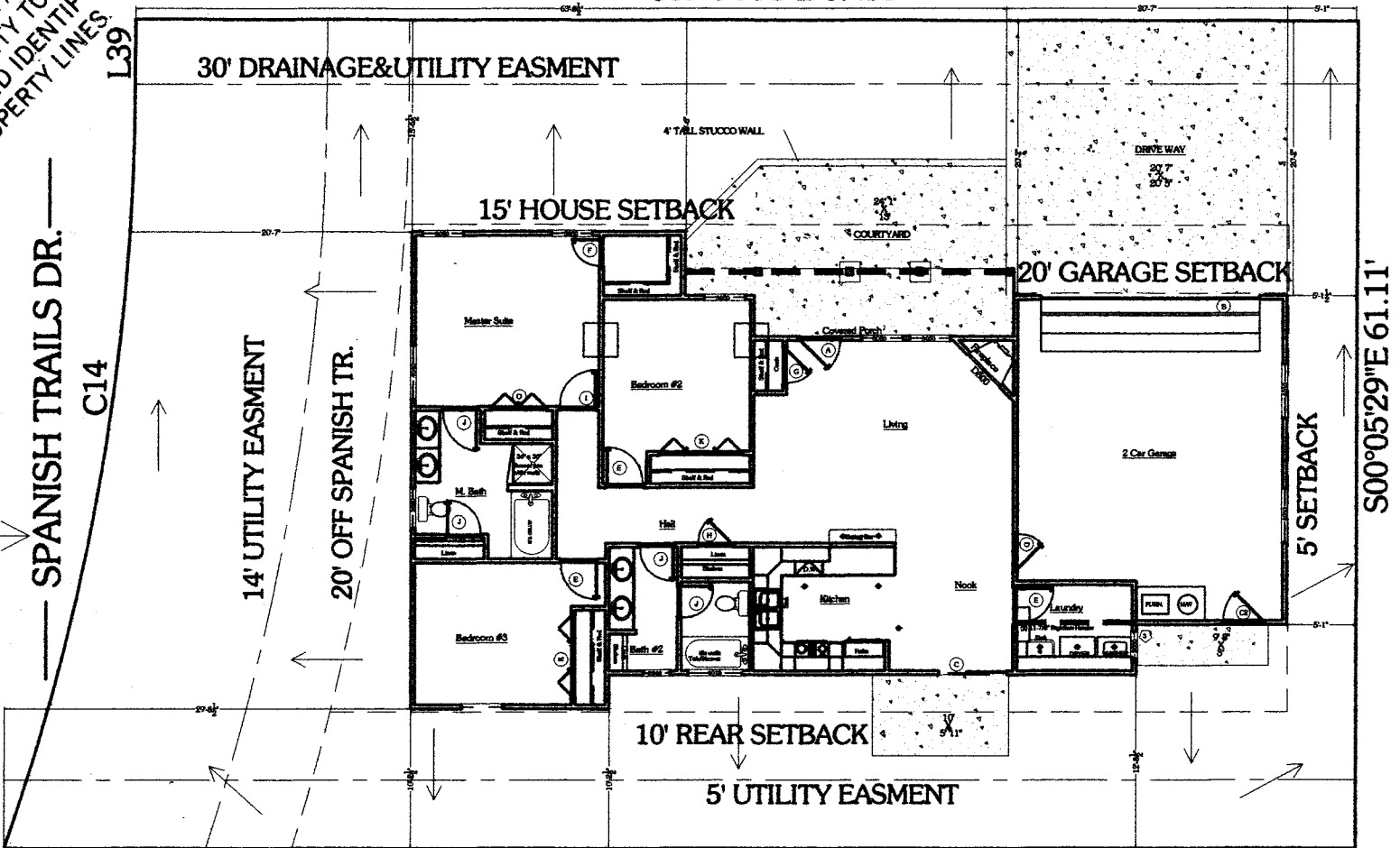
 DRAWN BY:
 MELINA
 GIDCUMB
 DATE:
 3-22-04

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.



SETBACKS:
 FRONT (HOUSE) 15'
 FRONT (GARAGE) 20'
 OFF SPANISH TR. 20'
 REAR 10'
 SIDE 5'

LOT 12
 BLOCK 10
 Spanish Trail
 Filing 3
 0.129 Acres



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

N90°00'00"E 98.85'

*driveway
 old well
 4/19/04*

SITE PLAN

SCALE: 1"=10'

Address: 716 Spanish Trails
 Project: RIDEMORE PLAN #1367

SHEET
C1