

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

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

BLDG PERMIT NO. _____



Building Address 718 Spanish Trail
 Parcel No. 2701-333-40-011
 Subdivision Spanish Trail #3
 Filing 3 Block 10 Lot 11

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1367+458
 Sq. Ft. of Lot / Parcel 0.125 acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1825

OWNER INFORMATION:

Name Fam First 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 Enterprise
 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): _____

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 00%
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 5' from PL Rear 10' from PL Parking Requirement 0
 Maximum Height of Structure(s) 32' Special Conditions Letter from Engineer Required.
 Voting District B Driveway Location Approval UL (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).

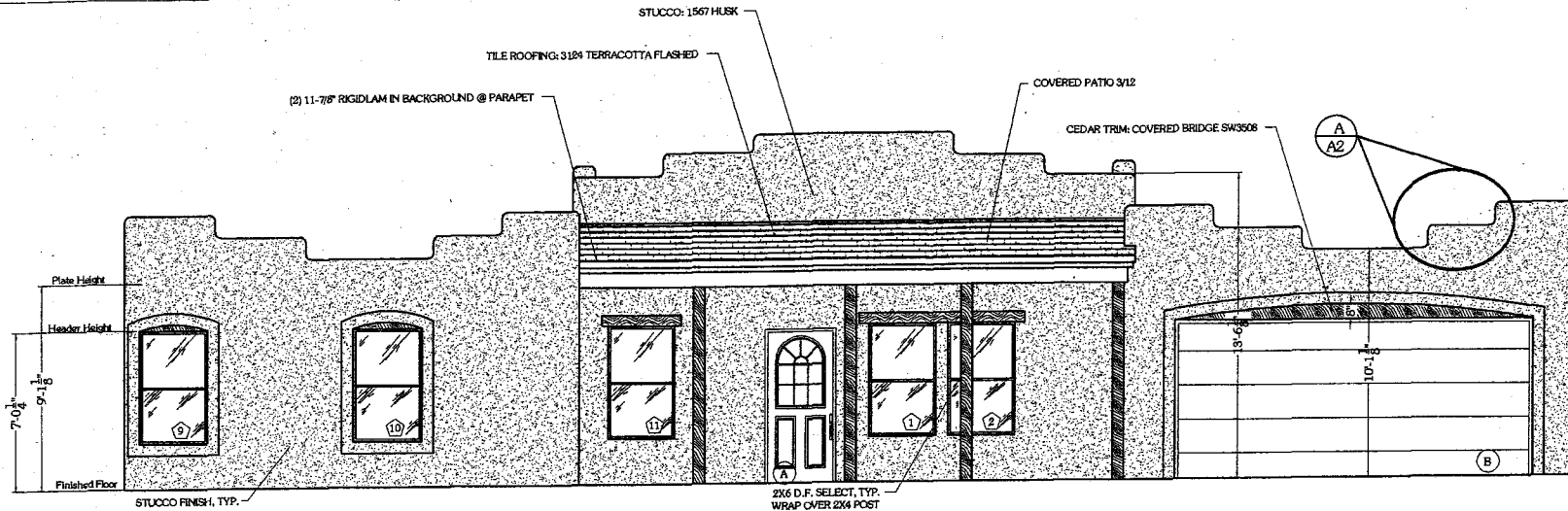
Applicant Signature [Signature] Date 4/16/04
 Department Approval M. Danylen Henderson Date 5-17-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17241</u>
Utility Accounting <u>Kate Schreyer</u>	Date <u>5/17/04</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)

5-17-04 *Dayleen Anderson*
 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.

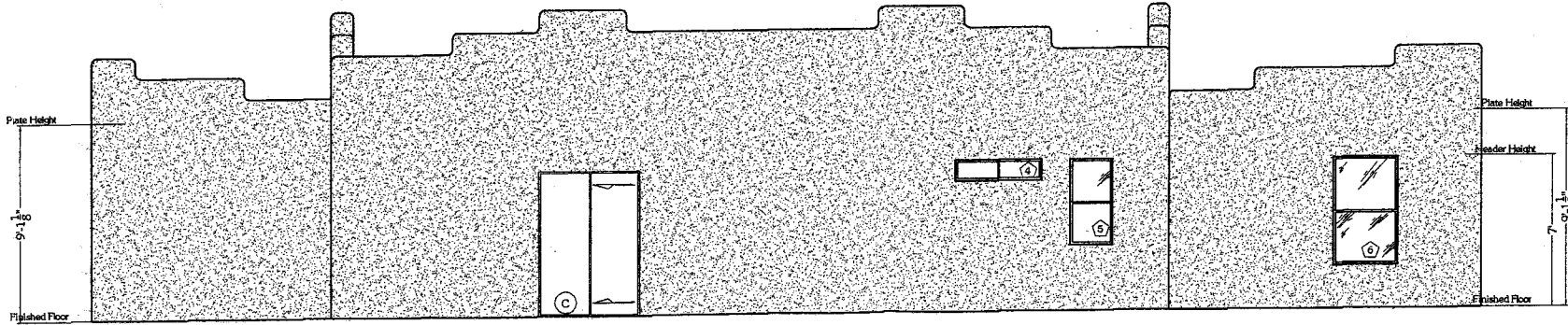
Front View



SCALE: 3/16" = 1'

SEE SIDE ELEVATIONS & PLOT
 PLAN FOR COURTYARD

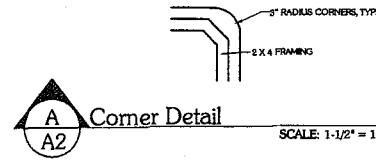
Rear View



SCALE: 3/16" = 1'

Elevations

SCALE: 3/16" = 1'



SCALE: 1-1/2" = 1'

REVISIONS

3-22-04
 4-14-04

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

Address: 718 Spanish Trails
 Project: RIDEMORE PLAN #1367

SHEET

A2