

FEE \$	10.00
TCP \$	1000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Building Address 712 1/2 Spanish Trails No. of Existing Bldgs 0 Proposed 1367
 Parcel No. 2701-333-40-015 Sq. Ft. of Existing Bldgs 0 Proposed 1367
 Subdivision SPANISH TRAILS Sq. Ft. of Lot / Parcel .12 Acres +456 GARAGE
 Filing 3 Block 10 Lot 15 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Ridemore Enterprises INC.
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): New home + wall 30"

APPLICANT INFORMATION:

Name Ridemore Enterprises INC.
 Address 1548 W. Independent #4
 City / State / Zip Grand Junction CO 81505
 Telephone 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 <u>PD</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> <u>garage</u> <u>15'</u> <u>house</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Letter from</u>
Voting District <u>B</u> Driveway Location Approval <u>U</u> <u>Inspected Engineer Required</u> (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 8/19/04
 Department Approval [Signature] Date 8/27/04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>17578</u>
Utility Accounting <u>Gravel</u>	Date <u>8/27/04</u>

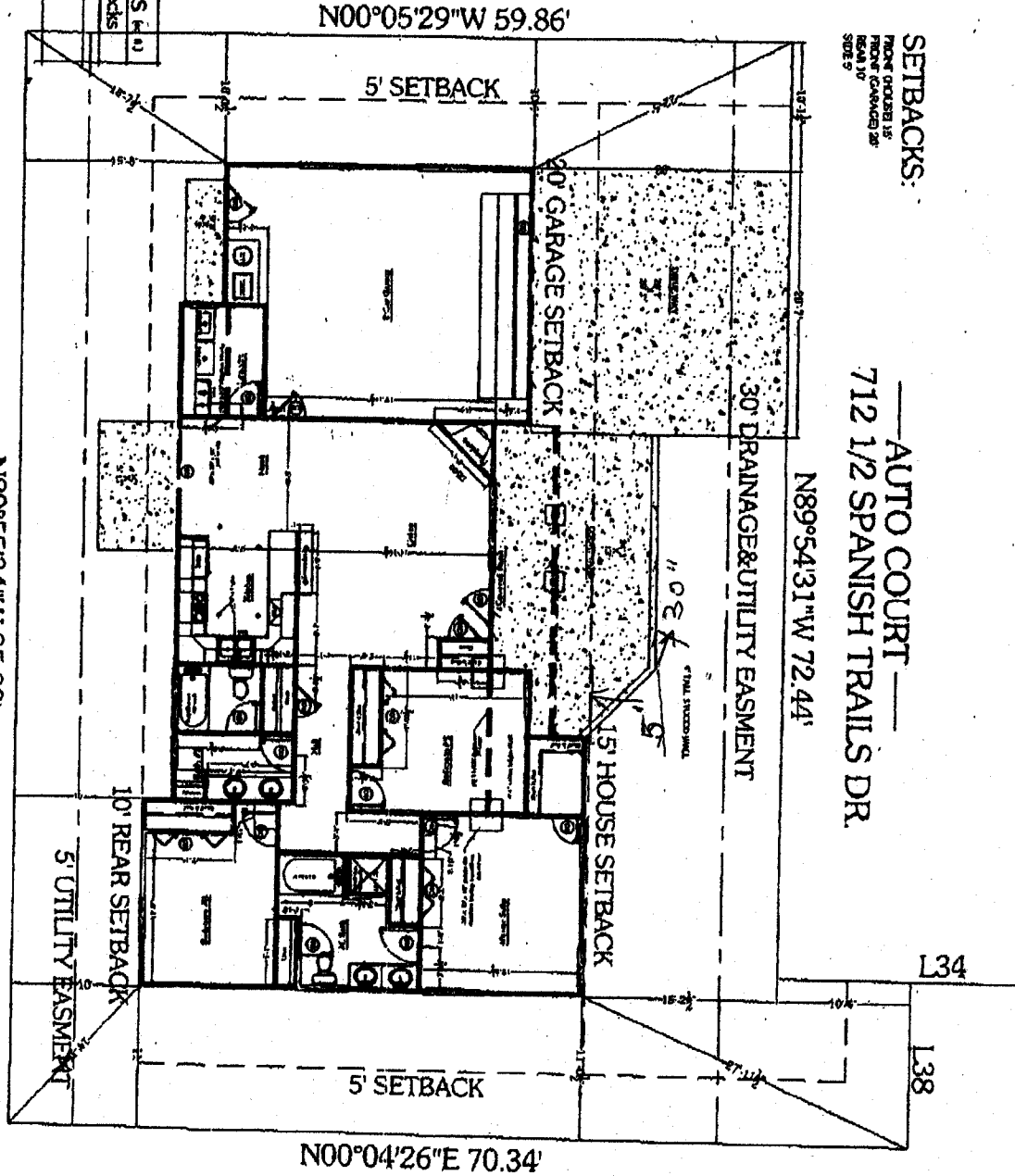
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *cy 8/27/04*
Jane Hall
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.



Standard Area Tabulations			
Area	Living	Garage	Patios/Decks
Main	1367	456	82
Total	1367		

LOT 15
BLOCK 10
Spanish Trail
Filing 3
0.12 Acres



SETBACKS:
FRONT GARAGE 30'
FRONT 10'
REAR 10'
SIDE 5'

AUTO COURT
712 1/2 SPANISH TRAILS DR.

N89°55'34"W 85.08'
SITE PLAN

SCALE 1"=10'

SHEET
C1

Address: 712 1/2 Spanish Trails
Project: RIDEMORE PLAN #1367

REVISIONS	
8-4-04	
DRAWN BY:	MELINA
DATE:	8-3-04
DATE:	8-3-04
DATE:	8-3-04

all
w 8/23/04