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| FEE \$ | 10.00 |
| TCP \$ | 1500.00 |
| 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 1/2 Spanish Trail SQ. FT. OF PROPOSED BLDGS/ADDITION 1496

TAX SCHEDULE NO. 2701-333-40-016 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1496

FILING 3 BLK 10 LOT 16 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 CONSTRUCTION
Single Family Home

(2) APPLICANT Ridemore Enterprises Inc. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)

(2) ADDRESS 1548 W. Independent #4 _____ 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' garage 15' dwelling unit Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater Parking Req't 2
 Side 05' from PL, Rear 10' from PL Special Conditions Ltr from lic Eng. req'd
 Maximum Height 32' CENSUS _____ TRAFFIC _____ ANNEX# _____
"B"

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 10/19/04
 Department Approval [Signature] Date 10/25/04

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|--|---|-----------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>17688</u> |
| Utility Accounting <u>[Signature]</u> | Date | <u>10/25/04</u> | |

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

