

FEE \$ 10.00
 TCP \$ None
 SIF \$ 292.00

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

BLDG PERMIT NO. _____



Building Address 716 1/2 Spanish Trail
 Parcel No. 2701-333-40-017
 Subdivision Spanish Trail #3
 Filing 3 Block 10 Lot 17

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1560 + 491
 Sq. Ft. of Lot / Parcel 0.119
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1560 + 491 + 160

OWNER INFORMATION:

Name Famfirst 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 Ridmore 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 100%

SETBACKS: Front 15' House 20' Garage from property line (PL)
 Side 5' from PL Rear 10' from PL
 Maximum Height of Structure(s) 32'

Voting District B Driveway Location Approval W eng required
 (Engineer's Initials)

Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions Approval from LIC

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 5-21-04
 Department Approval NAC Jare Hall Date 6/3/04

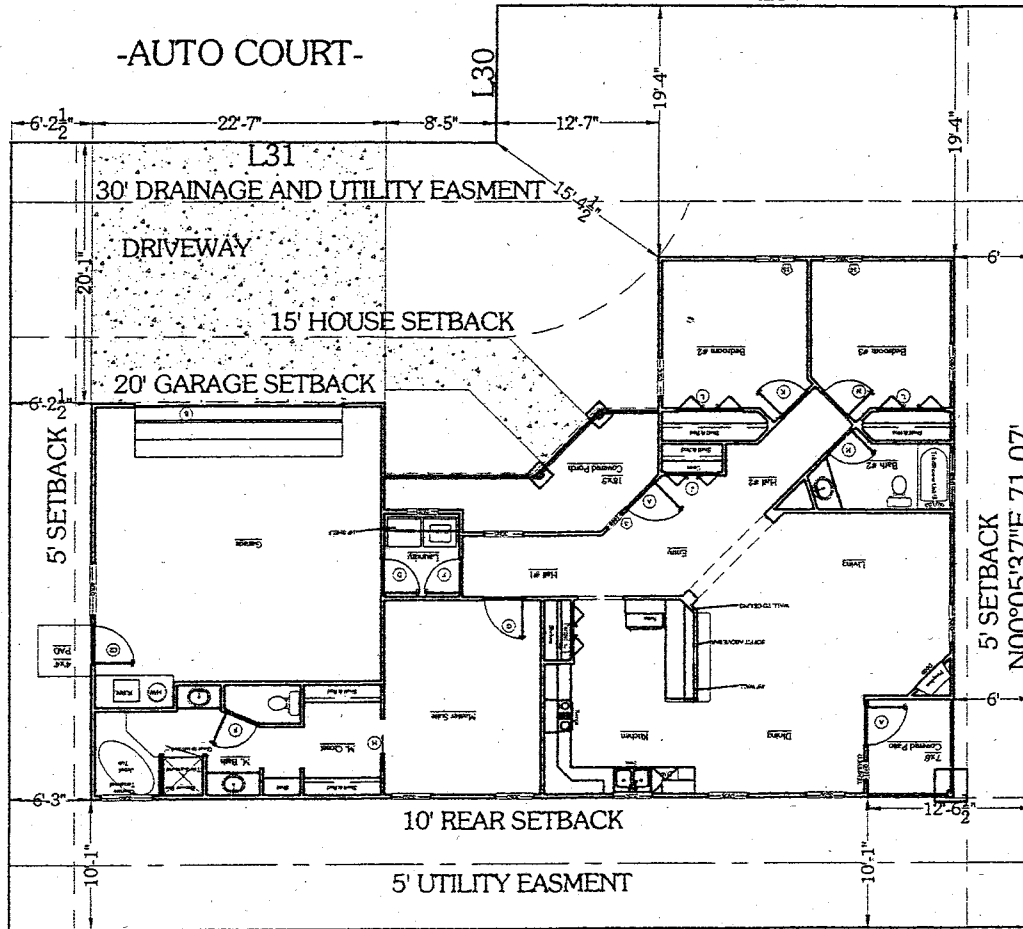
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17302</u>
Utility Accounting	<u>[Signature]</u>	Date <u>6/3/04</u>

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)

716 1/2 SPANISH TRAILS DR.

L32

-AUTO COURT-



SETBACKS:

FRONT (HOUSE) 15'
FRONT (GARAGE) 20'
REAR 10'
SIDES 5'

Standard Area Tabulations			
	Living	Garage	Other Usable
Main	1125	401	140
Total	1125		

LOT 17
BLOCK 10
Spanish Trail
Filing 3
0.119 Acres

Handwritten: 716 1/2 Spanish Trails

1560
716 1/2 SPANISH TRAILS

REVISIONS:

4-5-04

DRAWING BY:
MELINA GIDCLUMB

ACCEPTED BY:

DATE ACCEPTED:

FILE #:
FILE #

C1

ACCEPTED *C1 4/23/04*
Faye 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.

1
C1 PLOT PLAN
1"=10'