

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

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

BLDG PERMIT NO.



Building Address 718 1/2 Spanish Trail  
 Parcel No. 2701-333-40-018  
 Subdivision Spanish Trail  
 Filing 3 Block 10 Lot 18

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1560 + 491 <sup>Garage</sup>  
 Sq. Ft. of Lot / Parcel 0.120 Acres <sub>+ 160 patio</sub>  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2051

**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: Single Family Residence

**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' House from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 10' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Approval from Lic  
 Voting District B Driveway Location Approval Engineer  
 (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 5/13/04  
 Department Approval NA Gayleen Henderson Date 5-26-04

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 17290  
 Utility Accounting [Signature] Date 5/26/04

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)

718 1/2 SPANISH TRAILS DR.

S89°55'26"E 78.65'

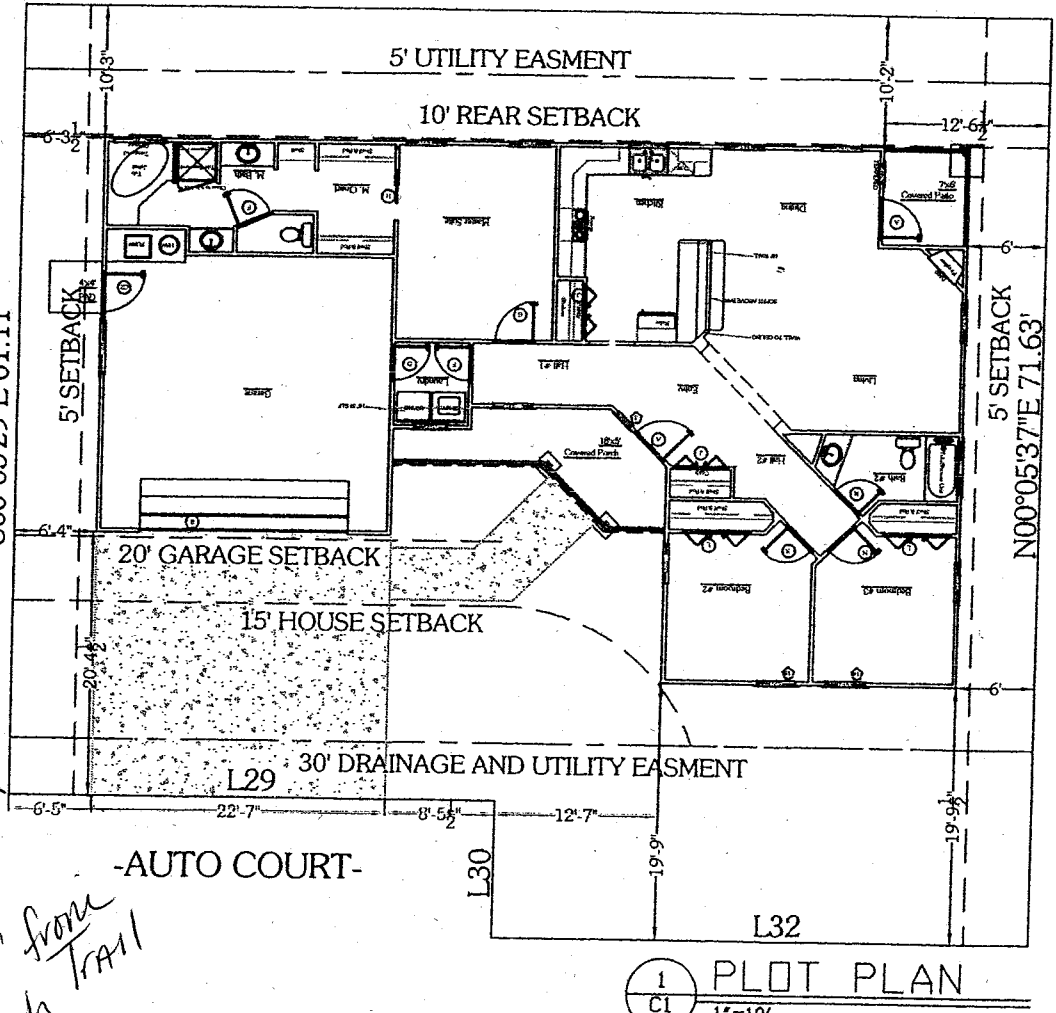


**SETBACKS:**  
 FRONT (HOUSE) 15'  
 FRONT (GARAGE) 20'  
 REAR 10'  
 SIDE 5'

Standard Area Calculations		
Area	Perimeter	Volume
Main	1500	100
Total	1500	100

LOT 18  
 BLOCK 10  
 Spanish Trail  
 Filing 3  
 0.120 Acres

*Spanish Trail* S00°05'29"E 61.11'



5-26-04  
 ACCEPTED *Dayleen Anderson*  
 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.

*Needs to be 20' from Spanish Trail*  
*h/p/s*  
*~*  
*~*

1560

718 1/2 SPANISH TRAILS

REVISIONS:
4-5-04
DRAWING BY: HELENA GIBSON
ACCEPTED BY:
DATE ACCEPTED:
FILE #: FILED
C1