

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

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

BLDG PERMIT NO. _____



Building Address 720 1/2 Spanish Trail Dr
Parcel No. 2701-333-40-019
Subdivision Spanish Trails
Filing 3 Block 10 Lot 19

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed 1490
Sq. Ft. of Lot / Parcel 0.120 acres
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1981

OWNER INFORMATION:

Name Fam First Homebuilders, Inc
Address 503 23 Rd.
City / State / Zip G.J. CO. 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Keith Davis
Address 503 23 Rd.
City / State / Zip G.J. CO. 81503
Telephone 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 <u>PD</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</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>Approval ltr from Lic Eng</u>
Voting District <u>B</u> Driveway Location Approval <u>U</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 1/27/04
Department Approval NA CHC/Kshu Magan Date 2/18/04

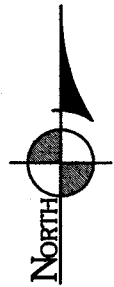
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17019</u>
Utility Accounting <u>Kattelsbury</u>	Date <u>2/18/04</u>		

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 *Adri Wagner 2-18-04*
 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.

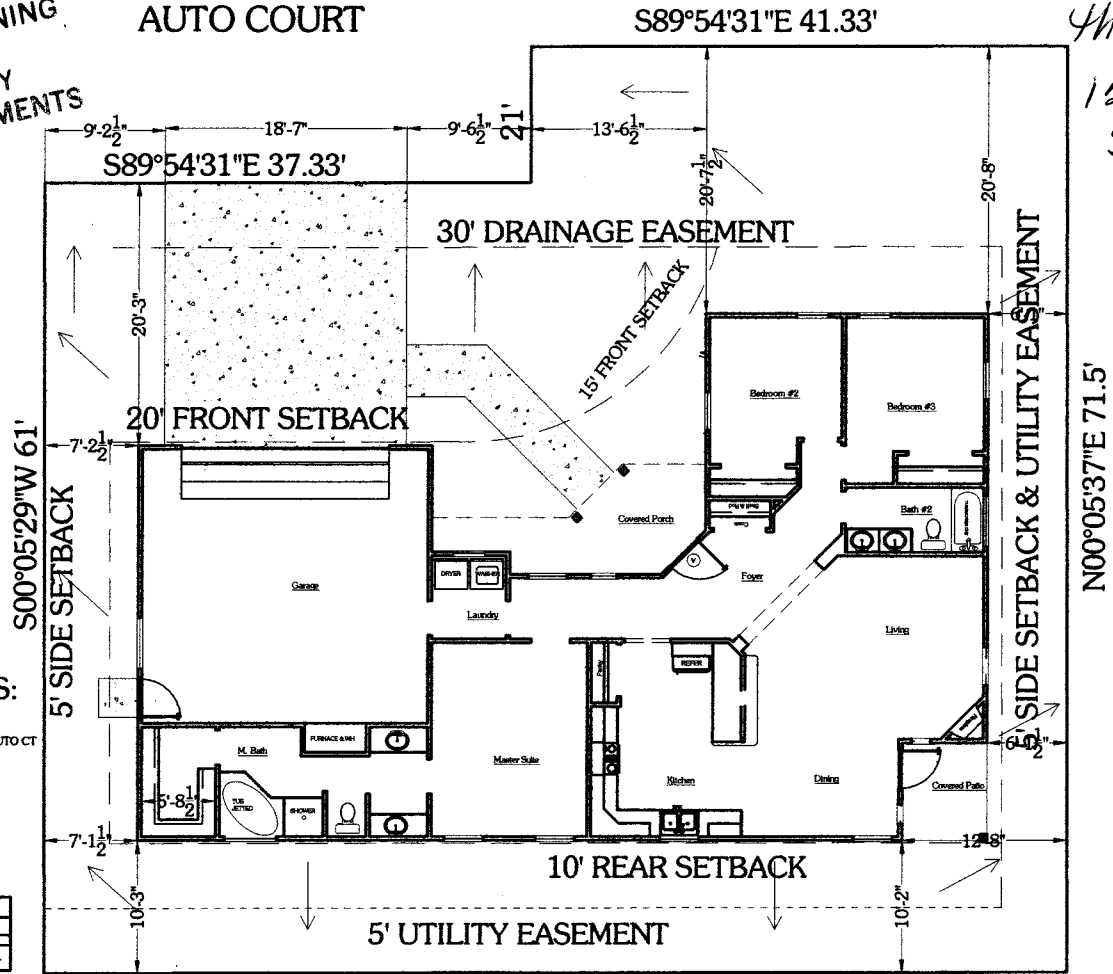
15' easement on this property & 15' on 722 1/2 Spanish Trail

Driveway
1/29/04



SETBACKS:
 FRONT (HOUSE) 15'
 FRONT (GARAGE) 20'
 REAR 10' PARALLEL W/AUTO CT
 SIDE 5'

Standard Area Tabulations (sq. ft.)			
Level	Living	Garage	Patio/Decks
Main	1490	491	162
Total	1490		



PROPOSED DRAINAGE → S89°55'26"E 78.66'
 720 1/2 SPANISH TRAILS DR.
 LOT 19, BLOCK 10, SPANISH TRAIL FILING 3

1 SITE PLAN
 C1 1"=10'

1490

720 1/2 SPANISH TRAILS

REVISIONS:
 1-22-04
 1-23-04

DRAWING BY:
 MELINA GIDCUMB

ACCEPTED BY:

DATE ACCEPTED:

FILE #:
 FILE#

C1