

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2437 JACK Creek Rd
 Parcel No. 27D1-333-39-011
 Subdivision Spanish Trail
 Filing 3 Block 9 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1518
 Sq. Ft. of Lot / Parcel 106 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2632
 Height of Proposed Structure 23.5

OWNER INFORMATION:

Name Ridemore Enterprises
 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): _____

APPLICANT INFORMATION:

Name Ridemore Enterprises
 Address 1548 W. Independent #4
 City / State / Zip Grand Jct CO 81505
 Telephone 970-242-7444

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Duplex to 723 Spanish Trail

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>100%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>0'15'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions _____
Voting District <u>B</u>	Driveway Location Approval <u>UM</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 9/7/05
 Department Approval M. Clay Hall Date 10/14/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>18479</u>
Utility Accounting <u>D. Overholt</u>	Date <u>10/13/05</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)

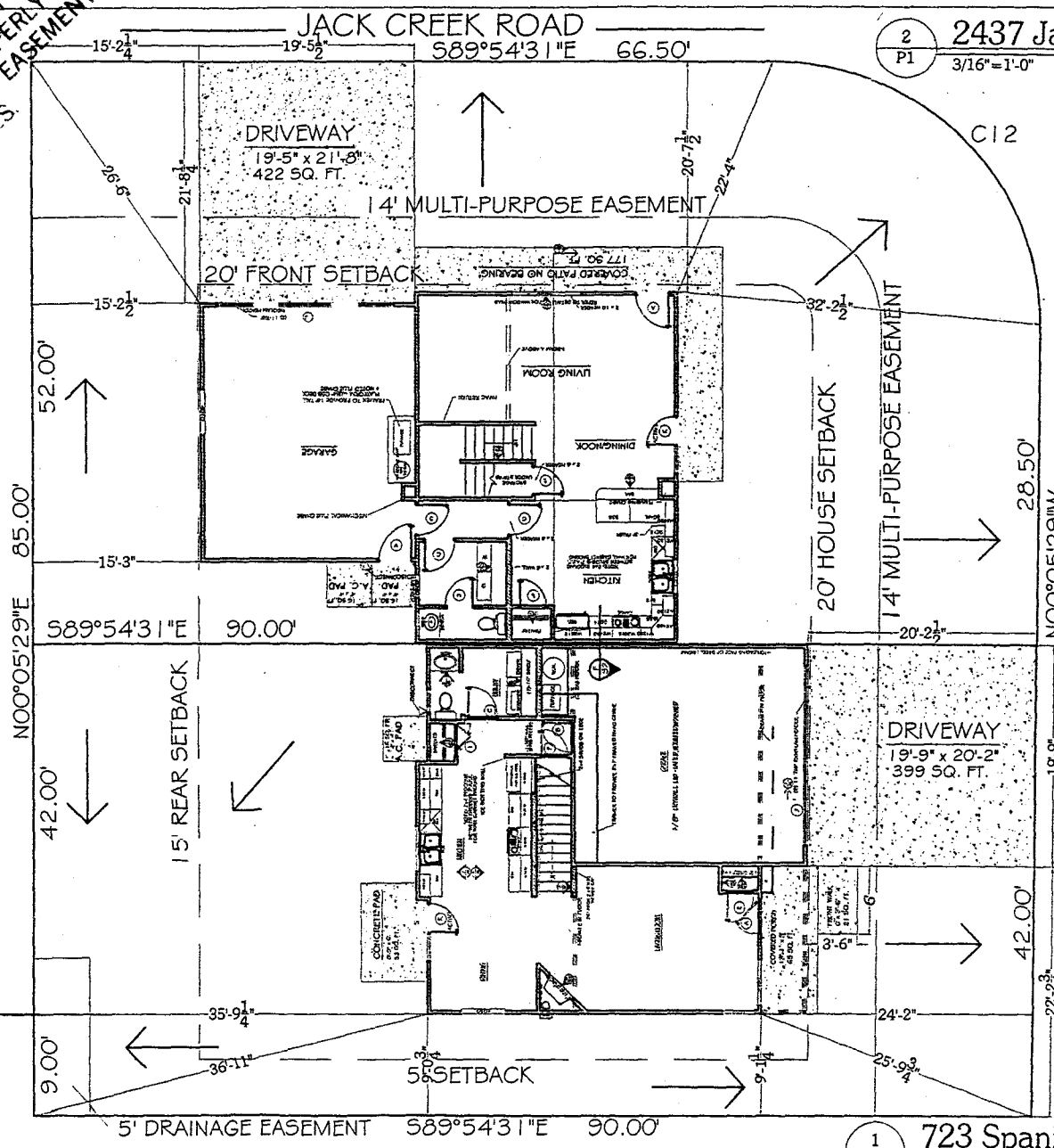
10/14/07
ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

HOUSE: 1518 SQ. FT.
 GARAGE: 462 SQ. FT.

LOT 11
 BLOCK 9
 0.106 Acres
 SPANISH TRAIL PHASE 3

HOUSE: 1692 SQ. FT.
 GARAGE: 427 SQ. FT.

LOT 12
 BLOCK 9
 0.087 Acres
 SPANISH TRAIL PHASE 3



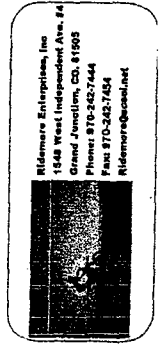
2437 Jack Creek Plot Plan
 3/16"=1'-0"

723 Spanish Trails Plot Plan
 3/16"=1'-0"

drive on curbs

DRAINAGE

SETBACKS:
 FRONT 20'
 REAR 15'
 SIDE 5'
 COMMON 0'



2437 Jack Cr. & 723 Spanish Tr.
 Spanish Trails Lot-11 & 12/DUPLEX
 #1518 & #1692

REVISIONS:
DRAWING BY: MELINA ROSE
PLAN DATE: 8-26-05

P1