

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 723 Spanish Trails
 Parcel No. 27D1-333-3A-012
 Subdivision Spanish Trail
 Filing 3 Block 9 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1692
 Sq. Ft. of Lot / Parcel .087 ACRES
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2673
 Height of Proposed Structure 25.5

OWNER INFORMATION:

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

***TYPE OF HOME PROPOSED:**

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

NOTES: Duplex to 2437 Jack Creek

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' from property line (PL) Permanent Foundation Required: YES NO
 Side 0'5' from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District B Driveway Location Approval 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 [Signature] Date 10/14/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18480
 Utility Accounting [Signature] Date 10/13/05

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)

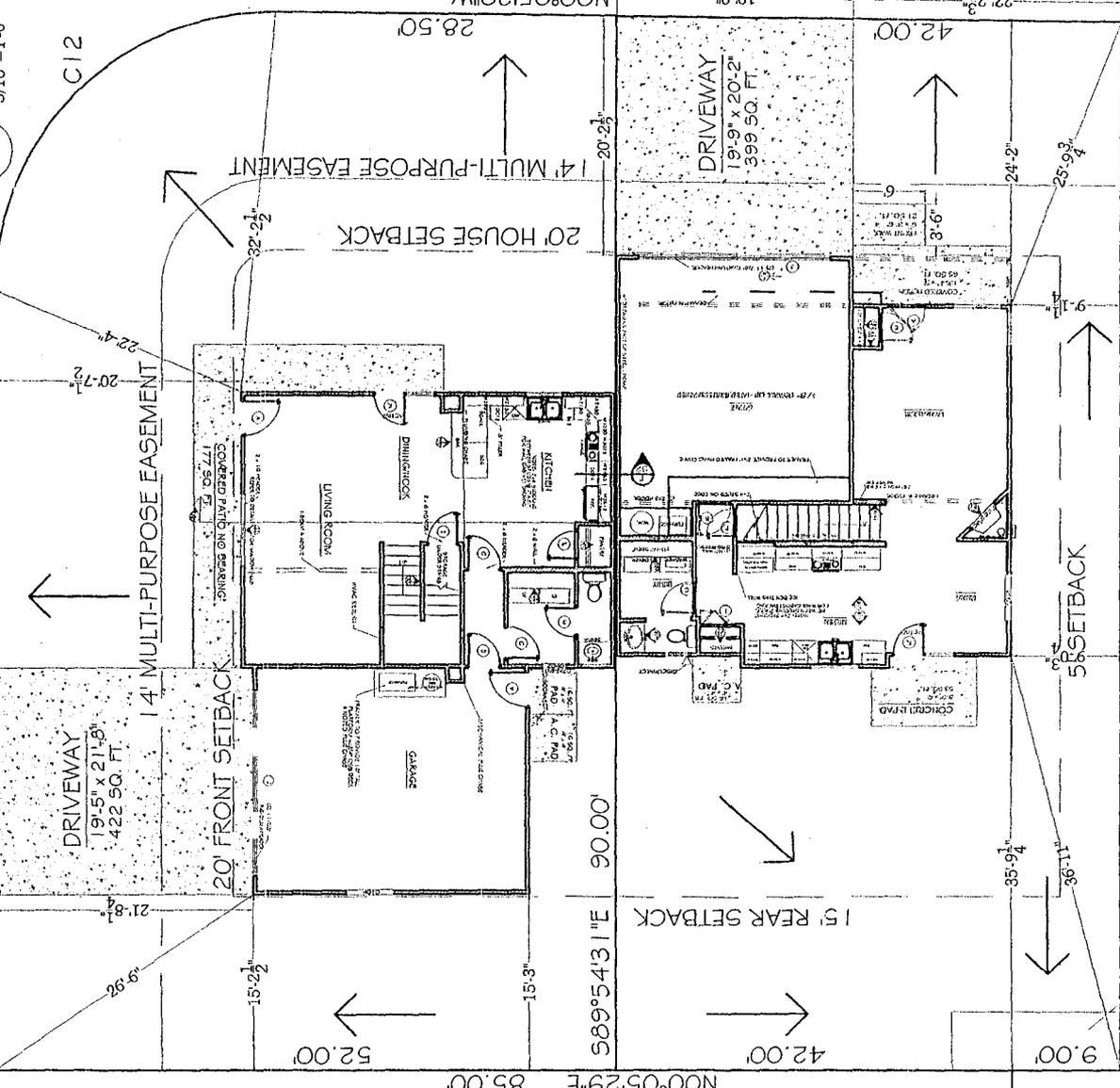
2437 Jack Creek Plot Plan
 PI 3/16"=1'-0"

JACK CREEK ROAD
 S89°54'31"E 66.50'

15-24' 19-52' 21-81' 22-4'

2
 PI 3/16"=1'-0"

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.



15-24' 19-52' 21-81' 22-4'

20' FRONT SETBACK
 14' MULTI-PURPOSE EASEMENT
 DRIVEWAY 19'5" x 21'8" 422 SQ. FT.
 20' HOUSE SETBACK
 14' MULTI-PURPOSE EASEMENT
 DRIVEWAY 19'5" x 20'2" 399 SQ. FT.
 20-23'
 28.50'
 19-9'
 22-23'
 42.00'
 24-2'
 25-93'
 9-11'
 58' SETBACK
 9.00'

SPANISH TRAIL DRIVE
 N00°05'29"W

DRAINAGE
 SETBACKS:
 FRONT 20'
 REAR 15'
 COMMON 0'

52.00'
 15-3'
 589°54'31"E 90.00'
 15' REAR SETBACK
 42.00'
 35-94'
 36-11'

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

1
 PI 3/16"=1'-0"

5' DRAINAGE EASEMENT S89°54'31"E 90.00'

Midmore Enterprises, Inc.
 1348 West Independence Ave. #8
 Grand Junction, CO. 81505
 Phone: 970-242-7444
 Fax: 970-242-7444
 Midmore@aol.com

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

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

PI

drive on 9/9/05

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