

FEE \$	1000
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 450 Athens Way
Parcel No. 2945-183-12-003
Subdivision Renaissance in the Redlands
Filing 2 Block 2 Lot 3

No. of Existing Bldgs 1 No. Proposed 1
Sq. Ft. of Existing Bldgs 2350 Sq. Ft. Proposed ~~113~~ 113
Sq. Ft. of Lot / Parcel 18107.7 sq ft
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4661
Height of Proposed Structure 10 ft

OWNER INFORMATION:

Name MICHAEL A. SPANGLER
Address 450 Athens Way
City / State / Zip Grand Junction, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
Address _____
City / State / Zip _____
Telephone 255-8584

***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 PLANNING STAFF

ZONE <u>R-4</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Michael A. Spangler Date July 7, 2008
Planning Approval Pat Dunlop Date 7/7/08

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/7/08</u>		

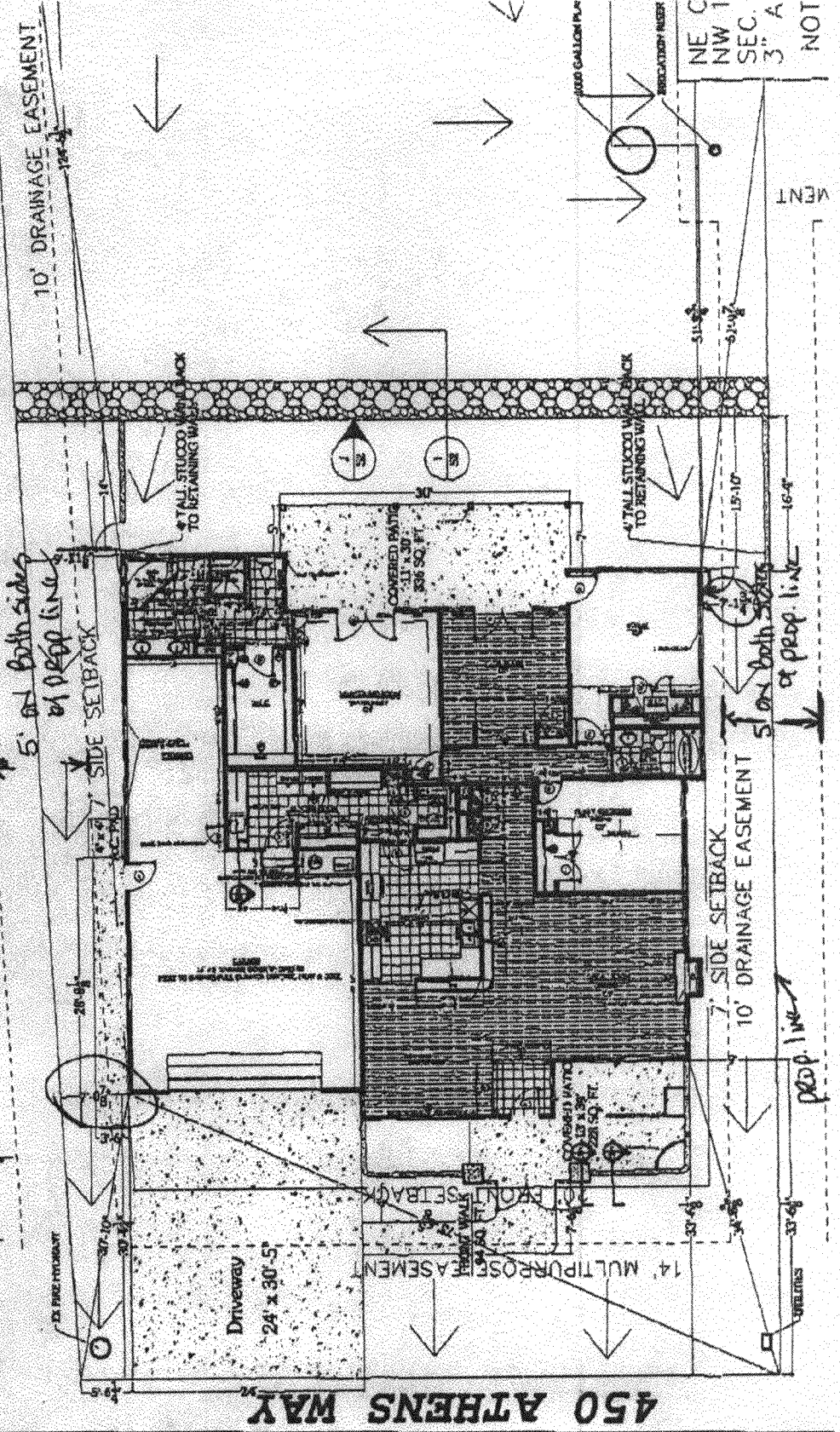
ATTN: Nishy

LOT 3
BLOCK 2
0.42 Acres.
18107.7 Sq.ft.

SETBACKS:
FRONT - 20'
SIDES - 7'
REAR - 25'

HOUSE = 2351 SQ. FT.
GARAGE = 826 SQ. FT.

DRAINAGE



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 450 Athens Way
 Parcel No. 2945-183-12-003
 Subdivision Renaissance in the Redlands
 Filing 2 Block 2 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2351
 Sq. Ft. of Lot / Parcel 18107.7 sqft / .42 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,661
 Height of Proposed Structure 20.5 ft

OWNER INFORMATION:

Name Michael A. Spangler
 Address 2389 1/2 Pleasant Ridge Ct
 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 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: _____

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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Eng. foundation req'd
 Voting District "A" Driveway Location Approval RAH
(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 11/11/05

Department Approval [Signature] Date 12/16/05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8638

Utility Accounting [Signature] Date 12/16/05

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)