

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2443 1/2 Jack Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1305

TAX SCHEDULE NO. 2701-333-40-006 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1305

FILING 3 BLK 10 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER TML ENTERPRISES INC
 (1) ADDRESS P.O. Box 2569 GJ CO
 (1) TELEPHONE 245-9271
 (2) APPLICANT TML ENTERPRISES INC
 (2) ADDRESS P.O. Box 2569 G.J. CO
 (2) TELEPHONE 245-9271

USE OF EXISTING BUILDINGS NEW HOME OR N/A
 DESCRIPTION OF WORK & INTENDED USE NEW HOME CONST
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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
 or _____ from center of ROW, whichever is greater

Side 0' ~~Anterior~~ PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Engineered letter required

CENSUS B TRAFFIC _____ ANNEX# _____

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).

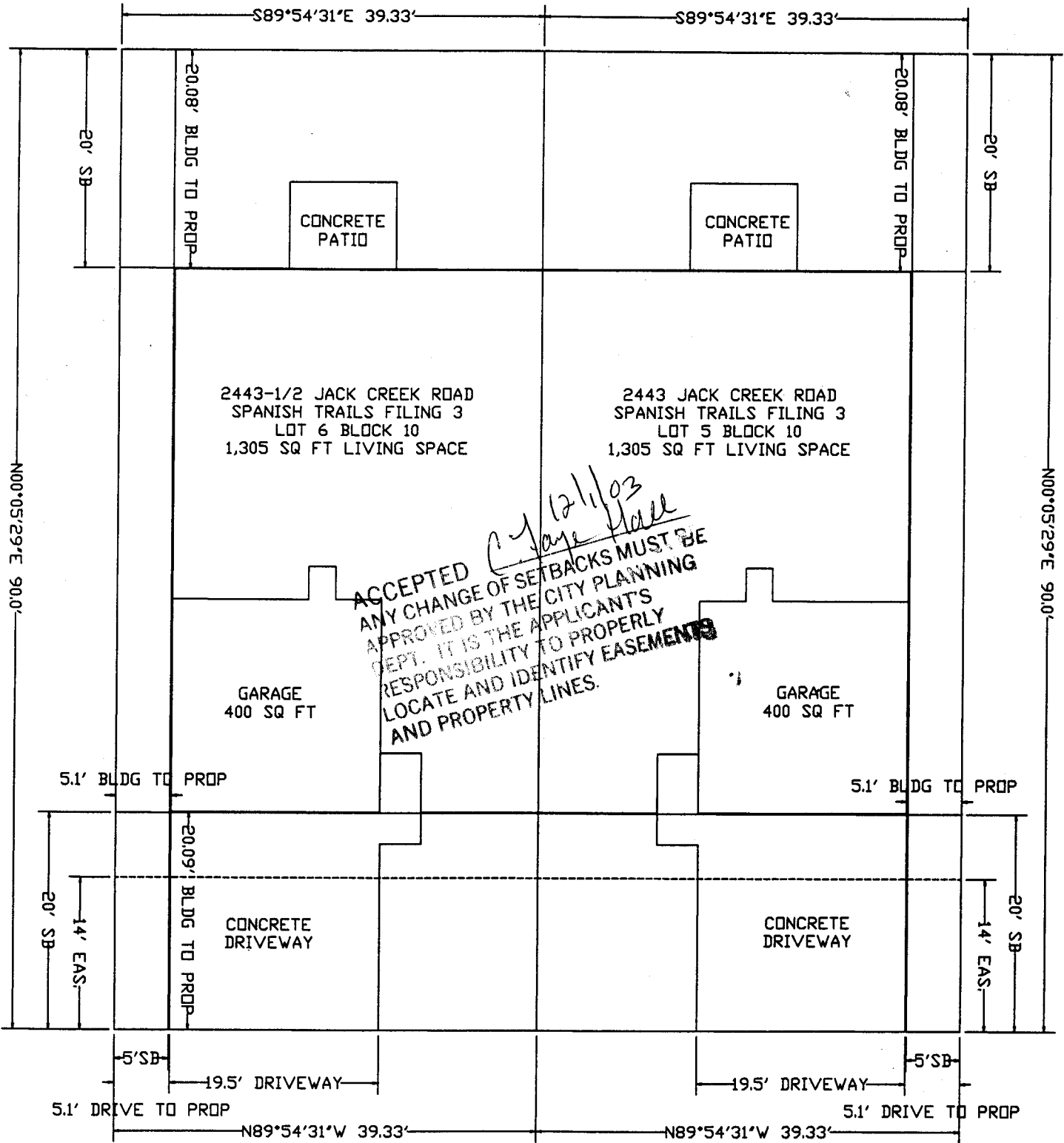
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 10/28/03
 Department Approval NAC Faye Hall Date 12/1/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16783</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12-1-03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



JACK CREEK ROAD

12/1/03
C. J. Page
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.

2443-1/2 JACK CREEK ROAD
 SPANISH TRAILS FILING 3
 LOT 6 BLOCK 10
 1,305 SQ FT LIVING SPACE

2443 JACK CREEK ROAD
 SPANISH TRAILS FILING 3
 LOT 5 BLOCK 10
 1,305 SQ FT LIVING SPACE

GARAGE
 400 SQ FT

GARAGE
 400 SQ FT

CONCRETE
 DRIVEWAY

CONCRETE
 DRIVEWAY

CONCRETE
 PATIO

CONCRETE
 PATIO

5.1' BLDG TO PROP

5.1' BLDG TO PROP

20.09' BLDG TO PROP

20.09' BLDG TO PROP

5'SB

5'SB

19.5' DRIVEWAY

19.5' DRIVEWAY

5.1' DRIVE TO PROP

5.1' DRIVE TO PROP

N89°54'31"W 39.33'

N89°54'31"W 39.33'

N00°05'29"E 90.0'

N00°05'29"E 90.0'

20' SB

20' SB

20.08' BLDG TO PROP

20.08' BLDG TO PROP

S89°54'31"E 39.33'

S89°54'31"E 39.33'