

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | 0      |
| 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 2430 JACK CREEK RD SQ. FT. OF PROPOSED BLDGS/ADDITION 2125  
 TAX SCHEDULE NO. 2701-333-358-015 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 2125  
 FILING 3 BLK 8 LOT 15 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Custom Quality Homes NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 237 W 1st St. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 464 9345 DESCRIPTION OF WORK & INTENDED USE NEW SFR  
 (2) APPLICANT Tom Heilig TYPE OF HOME PROPOSED:  
 (2) ADDRESS 237 W 1st St Palisade  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 201 2371 \_\_\_\_\_ 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 5' from PL, Rear 15' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions Letter from Engineer  
Required  
 CENSUS \_\_\_\_\_ 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 Thomas S. Nuly Date 3/30/04  
 Department Approval H. C. Jay Hall Date 3/31/04

|  |   |                             |                     |
|--|---|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>7128</u> |
| Utility Accounting <u>D. Kover</u>                     | Date <u>3/31/04</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)

70'

3/31/04

ACCEPTED *City Hall*  
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.



24'9"

5'8"

9'

31'

4'

58'

20'4"

21'6"

36'

36'4"

6'4"

31'

3'4"

16' x 7'

28'

21'2"

28 x 21 Driveway

Covered Patio

Covered Patio

2 CAR GARAGE

Pantry Cabinet

Raised Bar Top

6' Center Hinged Door

4' Bi-fold

5' Arch Opening W / Oak Sill

5' Arch Opening

6' Arch Opening W / Oak Sill

3'0"x6'8"

4' x 3'

DW

5' 6" x 3' SH

5' 6" x 3' SH

5'1"

3'2"

3'2"

2'8"x6'8"

3'0"x6'8"

3'0"x6'8"

5' 6" x 3' SH

5' 6" x 3' SH

5' 6" x 3' SH

5' 6" x 3' SH

3'0"x6'8"

89'9"

*oh*  
*3/30/04*  
2430 Jack Creek Rd.  
Lot 15 Block 8 Phase 3  
Spanish Trails Subdivision