

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2432 JACK CREEK Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1858
 TAX SCHEDULE NO. 2701-333-38-07 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1858
 FILING 3 BLK 8 LOT 17 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction
 (1) OWNER T. D. INVESTMENTS NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS P.O. BOX USE OF EXISTING BUILDINGS Single Family
 (1) TELEPHONE 243 0303 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT McGLEESON Inc 2 story
 (2) ADDRESS 523 FLORENCE Rd TYPE OF HOME PROPOSED:
 (2) TELEPHONE 242 8035 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 X 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 Approval letter from Lic
eng required
 CENSUS _____ TRAFFIC _____ ANN# _____

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).

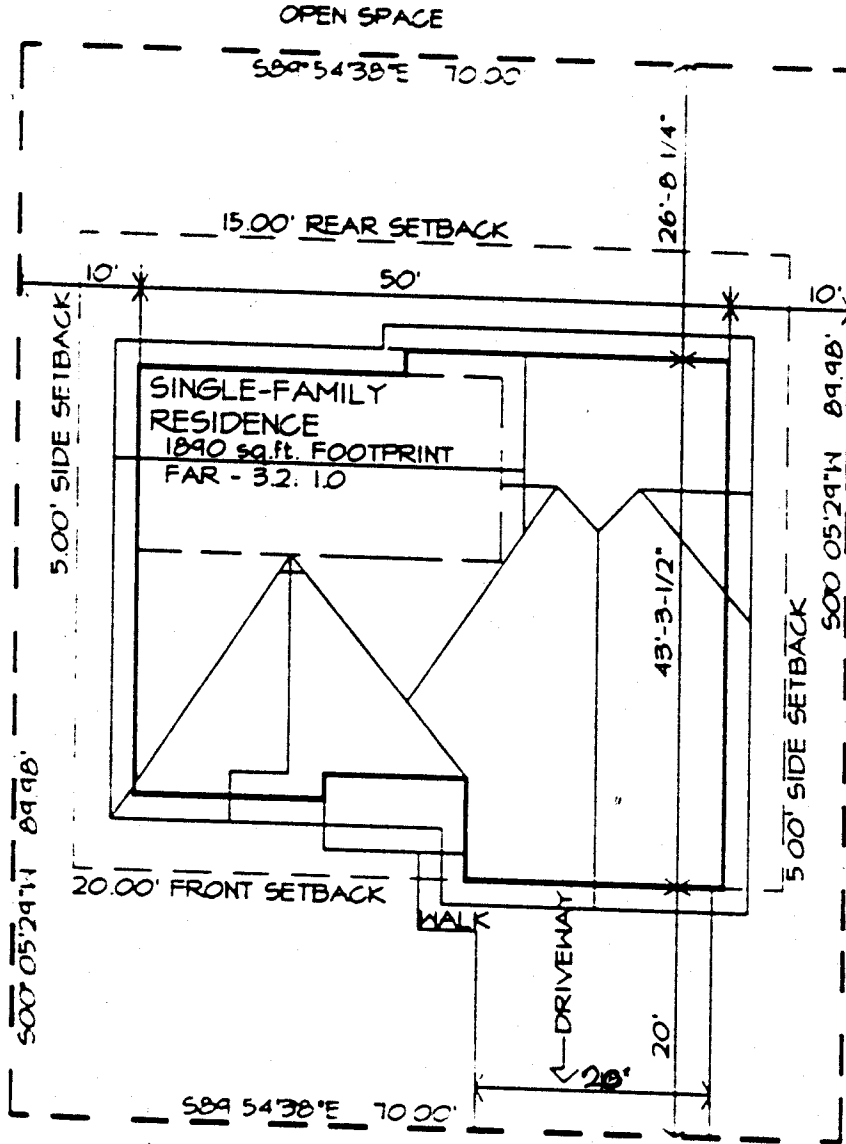
Applicant Signature McGLEESON Inc. by Len Thomas Date 4-27-04
 Department Approval NA Misha Maguire Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17235</u>
Utility Accounting <u>Admitted</u>	Date <u>5-12-04</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)

ACCEPTED *Alisa Mason* 5-12-04
 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.



2432 - JACK CREEK ROAD

PLOT PLAN

SCALE: 1" = 16'-0"

BLOCK 8, LOT 17
 SPANISH TRAILS
 SUBDIVISION

5497.6 sq. ft. (0.14 ACRE)

*all
 W
 4/29/04*

1858 #