

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 2434 Jack Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2522
 TAX SCHEDULE NO. 2701-333-38-018 SQ. FT. OF EXISTING BLDGS ~~2522~~ 0
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 2522
 FILING 3 BLK 8 LOT 18 NO. OF DWELLING UNITS;
 Before: 0 After: 1 this Construction
 (1) OWNER TP Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS Box 55063 / 81505 USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 970 201 8186 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT TP Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS Box 55063 / 81505 Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970 201 8186 _____ 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 100%
 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 _____
 CENSUS B 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).

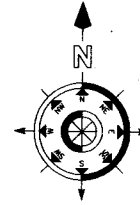
Applicant Signature [Signature] Date 4/25/04
 Department Approval [Signature] Date 5/6/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>72221</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/6/04</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)

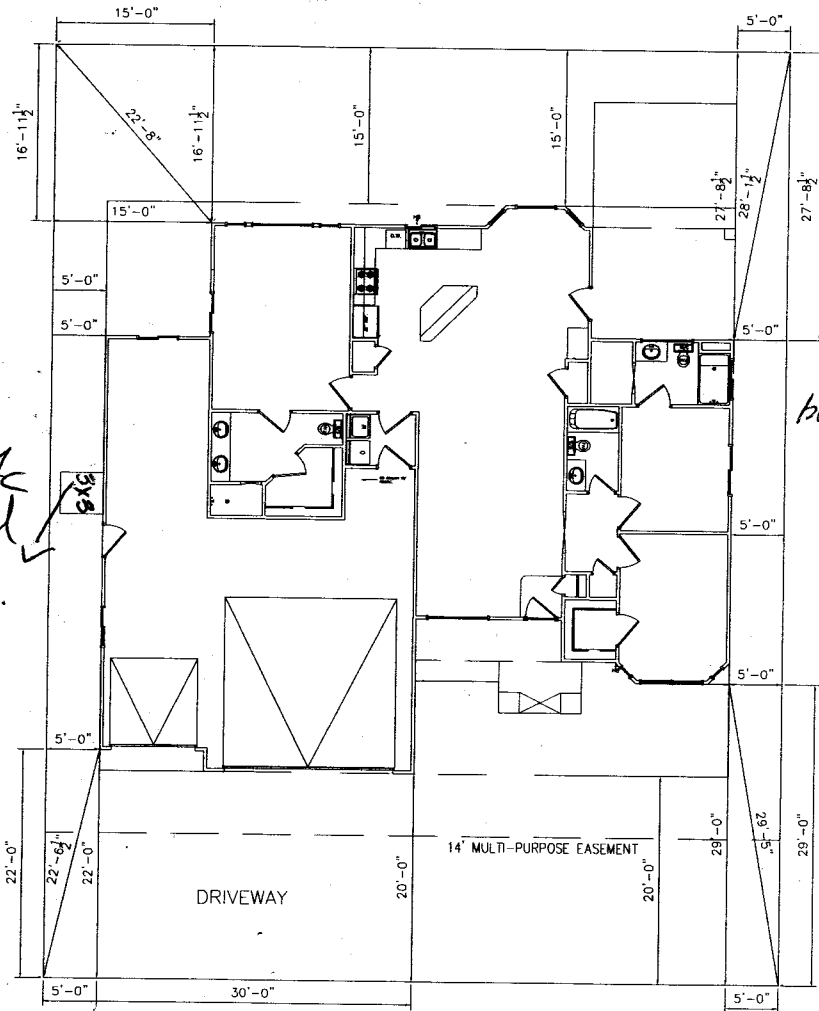
NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION



ACCEPTED *W/ Mike Morgan 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.

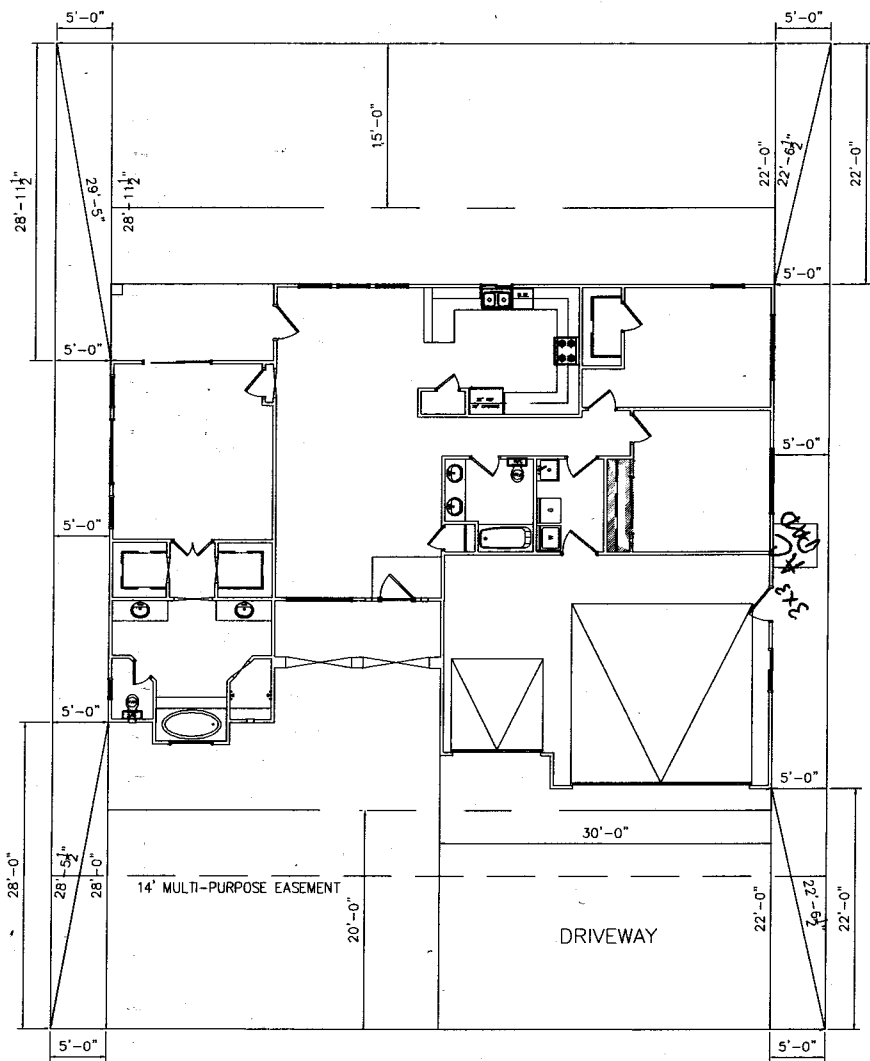
NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAILS- FILING 3
LOT NUMBER	18
BLOCK NUMBER	8
STREET ADDRESS	2434 JACK CREEK ROAD
COUNTY	MESA
HOUSE SQ. FT.	1633 SF
LOT SIZE	.145 ACRES
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 15'

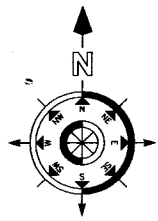


JACK CREEK ROAD

SCALE: 1/8" = 1'-0"



NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION



*drive
 ok
 w
 7/19/04*

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAILS- FILING 3
LOT NUMBER	18
BLOCK NUMBER	8
STREET ADDRESS	2434 JACK CREEK ROAD
COUNTY	MESA
HOUSE SQ. FT.	1685 SF
LOT SIZE	.145 ACRES
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 15'

JACK CREEK ROAD

SCALE: N.T.S.

Revised 7/13/04
ACCEPTED *Cheryl Hall*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
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 AND PROPERTY LINES.

Revised Site Plan