

FEE \$	10. <sup>00</sup>
TCP \$	1500. <sup>00</sup>
SIF \$	292. <sup>00</sup>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 1802.00 2435 JACK CREEK RD  
 Parcel No. 2701-333-39-010  
 Subdivision SPANISH TRAILS  
 Filing 3 Block 9 Lot 10

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2100  
 Sq. Ft. of Lot / Parcel 6500  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2100

**OWNER INFORMATION:**

Name CUSTOM QUALITY HOMES  
 Address 237 W. 1<sup>ST</sup> ST.  
 City / State / Zip PALISADE CO. 81526

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name SAMP  
 Address \_\_\_\_\_  
 City / State / Zip \_\_\_\_\_  
 Telephone 970 201 2371

**\*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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>DD - Type A</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>5'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Letter from Lic Prof. Engineer Re: Soils Conditions</u>
Voting District <u>B</u> Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)	

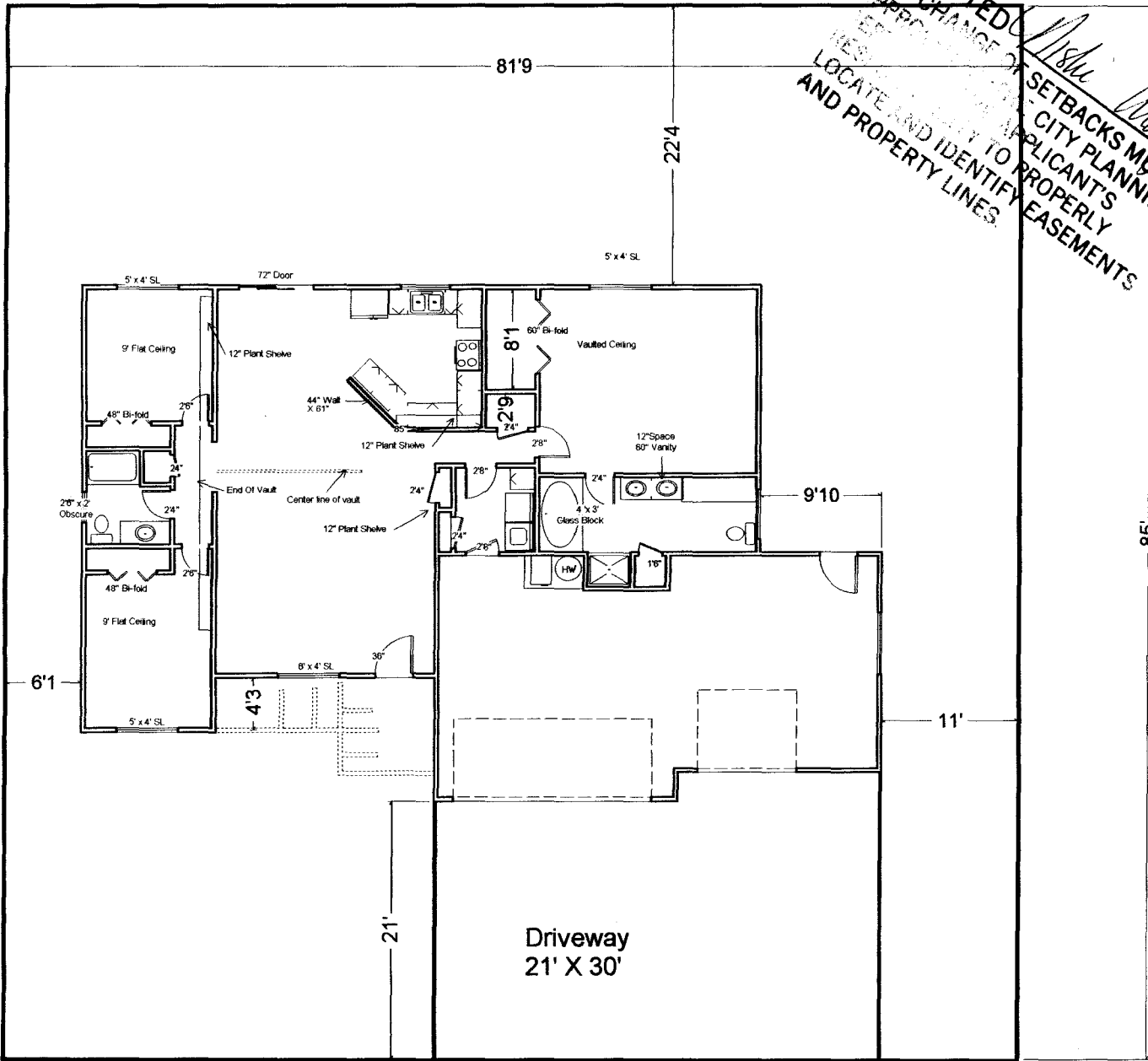
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Thomas S. Nix Date 12/16/04  
 Department Approval [Signature] Date 12/21/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17785</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/21/04</u>		

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)



ACCEPTED  
 ANY CHANGE  
 SETBACKS MUST BE  
 CITY PLANNING  
 APPLICANT'S  
 PROPERLY  
 EASEMENTS  
 LOCATE AND IDENTIFY  
 AND PROPERTY LINES.

*12/21/04*  
*12/21/04*



Custom Quality Homes Inc.  
 2435 Jack Creek Rd.  
 Lot 10 Block 9 Spanish Trails Sub  
 Phase 3

*drive*  
*or*  
*val*  
*12/15/04*