

FEE \$ 10.00  
 TCP \$ 0  
 SIF \$ 292.00

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

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

Building Address 2436 Jack Creek  
 Parcel No. 2701-333-38-019  
 Subdivision Spanish Trails  
 Filing 3 Block 8 Lot 19

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2300  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2300

**OWNER INFORMATION:**

Name TP Construction  
 Address 2436 Jack Creek Rd Box 55063  
 City / State / Zip Grand Junction, 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name TP Construction - Jim Pedersen  
 Address Box 55063  
 City / State / Zip GJ CO 81505  
 Telephone 970 201 8186

**\*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.**

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PP Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 5' from PL Rear 15' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 32' Special Conditions Letter from Engineer Required  
 Voting District B Driveway Location Approval \_\_\_\_\_  
 (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).

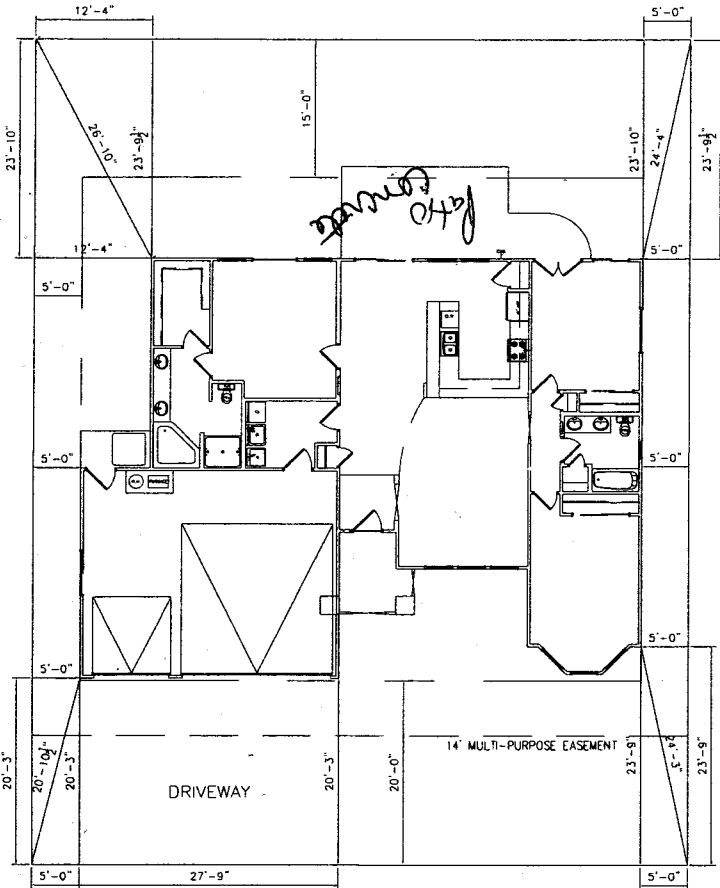
Applicant Signature [Signature] Date 5/21/04  
 Department Approval [Signature] Date 5/26/04

Additional water and/or sewer tap fee(s) are required: YES 0 NO \_\_\_\_\_ W/O No. 17286  
 Utility Accounting [Signature] Date 5/26/04

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)

OF THESE TERMS  
 GS BY OTHERS

NOTE  
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



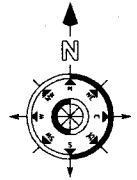
*Photo corner*

*mr  
5/24/04  
or*

2436 JACK CREEK ROAD

SCALE: N.T.S.

ACCEPTED *Alvin Chavez 5-26-04*  
 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.



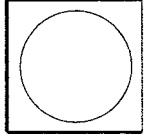
NOTE:  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION

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 TRAIL
FILING NUMBER	3
LOT NUMBER	19
BLOCK NUMBER	8
STREET ADDRESS	2436 JACK CREEK ROAD
COUNTY	MESA
GARAGE SQ. FT.	630 SF
LIVING SQ. FT.	1671 SF
LOT SIZE	.145 ACRES
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 15'

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

**Auto DRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-6782



TP CONSTRUCTION  
 SITE PLAN

DRAWN BY