

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 2440 Jack Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1600  
 TAX SCHEDULE NO. 2701 333 38 023 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Spanish Trail TOTAL SQ. FT. OF EXISTING & PROPOSED 1600  
 FILING 3 BLK 8 LOT 23  
 (1) OWNER TP Construction NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS Box 55063/81905 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) TELEPHONE 970 201 8186 USE OF EXISTING BUILDINGS NA  
 (2) APPLICANT Same DESCRIPTION OF WORK & INTENDED USE SFR  
 (2) ADDRESS \_\_\_\_\_ TYPE OF HOME PROPOSED:  
 (2) TELEPHONE \_\_\_\_\_  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  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 \_\_\_\_\_  
B 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).

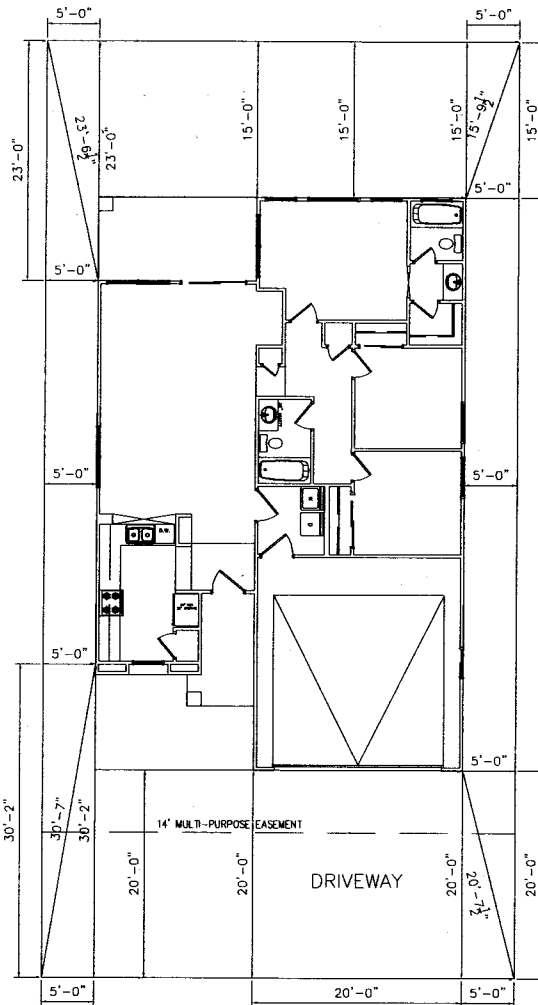
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Janelle Date 2/29/04  
 Department Approval M. Y. V. Aragon Date 5/26/04

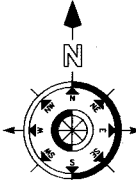
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17288</u>
Utility Accounting	<u>D. Overholt</u>	Date	<u>5/26/04</u>

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 Ashli Wagner 5-26-04*

**ACCEPTED**  
 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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAIL-FILING 3
LOT NUMBER	23
BLOCK NUMBER	8
STREET ADDRESS	2440 JACK CREEK ROAD
COUNTY	MESA
HOUSE LIVING SQ. FT.	1209 SF
LOT SIZE	0.093 ACRES
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 15'

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

*5/24/04*

**2440 JACK CREEK ROAD**

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