

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 2444 JACK CREEK Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1748

TAX SCHEDULE NO. 2701-333-38-027 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1748

FILING 3 BLK 8 LOT 27 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER TML ENTERPRISES INC. NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 2569 G.J. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 245-9271 DESCRIPTION OF WORK & INTENDED USE New home const.

(2) APPLICANT TML ENTERPRISES INC TYPE OF HOME PROPOSED:
(2) ADDRESS P.O. Box 2569 G.J. Site Built _____ Manufactured Home (UBC)
(2) TELEPHONE 245-9271 _____ 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 _____

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 20' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions Letter from Engineer Required

B CENSUS _____ TRAFFIC _____ ANNEX# _____

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 12/18/03

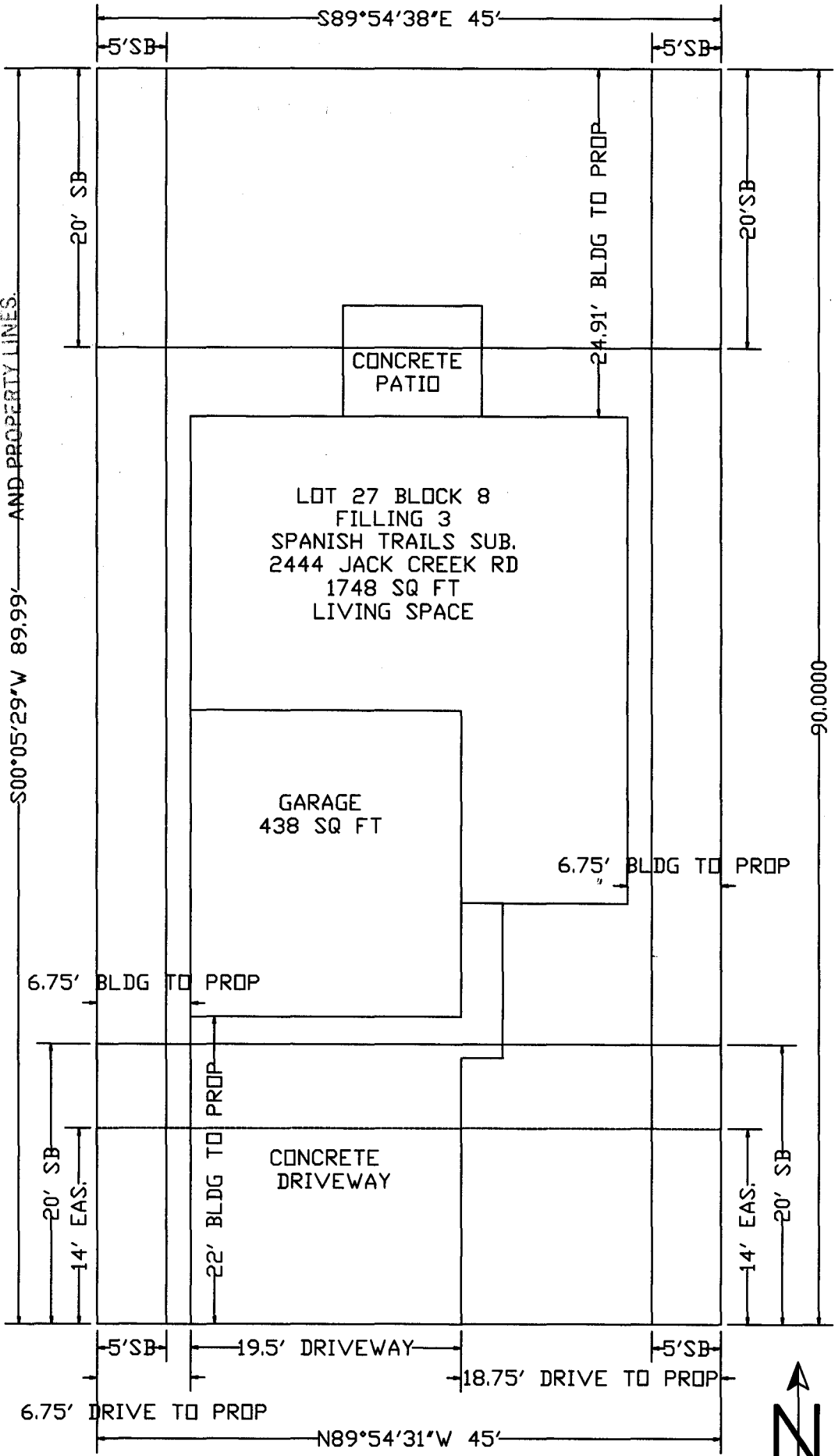
Department Approval [Signature] Date 1-8-04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>16926</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1-8-04</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)

1-8-04 *Gayle Anderson*
 ACCEPTED. SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



JACK CREEK ROAD



cu
cu
 12/29/03