

FEE \$ 10.00  
 TCP \$ None  
 SIF \$ 292.00

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

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

Building Address 2445 Jack Creek  
 Parcel No. 2701-333-40-007  
 Subdivision Spanish Trails  
 Filing 3 Block 10 Lot 7

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel 3539.27  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2260.6

**OWNER INFORMATION:**

Name TML Enterprises  
 Address P.O. Box 2569  
 City / State / Zip Grand Jct. Co. 81502

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name TML Enterprises  
 Address P.O. Box 2569  
 City / State / Zip Grand Jct Co. 81502  
 Telephone 246-9271

**\*TYPE OF HOME PROPOSED:**

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 X NO \_\_\_\_\_  
 Side 0' Attached from PL Rear 20' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 5' detached side 32 Special Conditions Approval from Lic Eng  
 Voting District B Driveway Location Approval required  
 (Engineer's Initials) PC Exp -

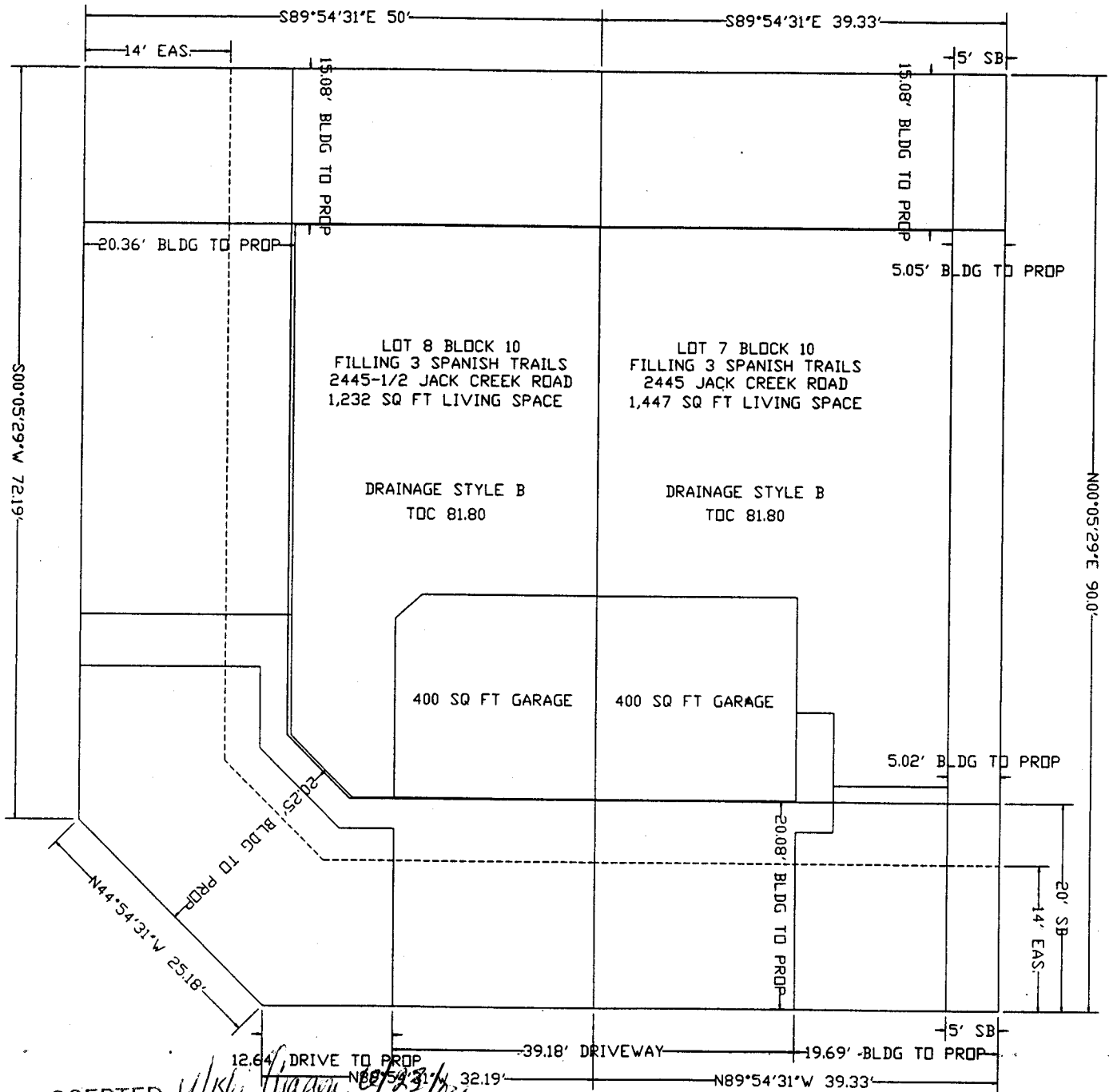
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6/11/04  
 Department Approval NA Y/Isku Chagon Date 6/23/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17367</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-23-04</u>		

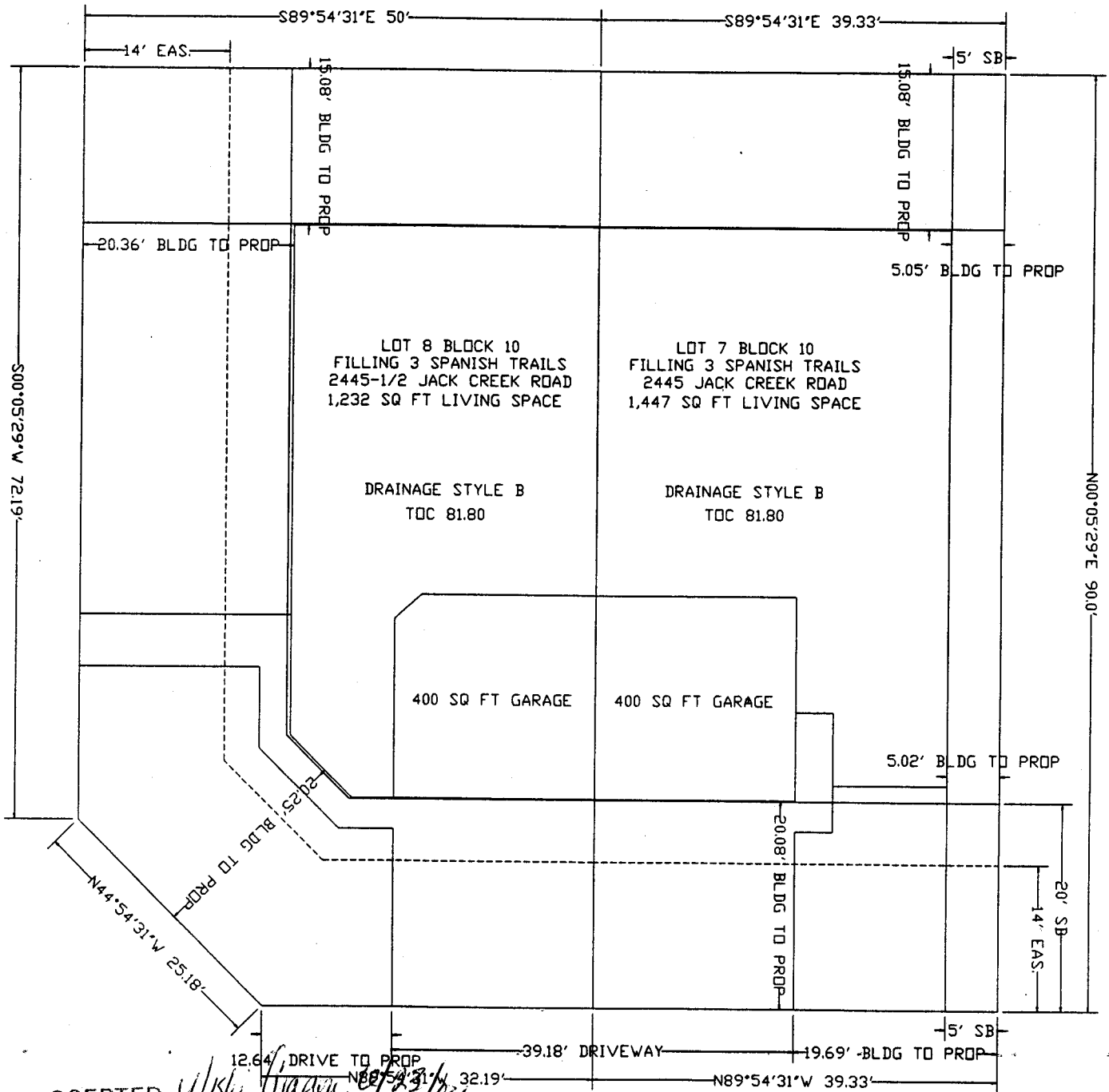
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Ulsha Hagan 6/23/04*  
 ANY CHANGE OF 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

*ul*  
*ul*  
 6/14/04



LOT 8 BLOCK 10  
 FILLING 3 SPANISH TRAILS  
 2445-1/2 JACK CREEK ROAD  
 1,232 SQ FT LIVING SPACE

LOT 7 BLOCK 10  
 FILLING 3 SPANISH TRAILS  
 2445 JACK CREEK ROAD  
 1,447 SQ FT LIVING SPACE

DRAINAGE STYLE B  
 TOC 81.80

DRAINAGE STYLE B  
 TOC 81.80

400 SQ FT GARAGE

400 SQ FT GARAGE

ACCEPTED *Ulster Mayor 6/23/04*  
 ANY CHANGE OF 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

*ul*  
*ur*  
 6/14/04