

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 2448 JACK CREEK ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 1425
 TAX SCHEDULE NO. 2701-333-38031 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION SPANISH TRAILS TOTAL SQ. FT. OF EXISTING & PROPOSED 1425
 FILING 3 BLK 8 LOT 31 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER TML ENTERPRISES INC. USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS P.O. Box 2569 GJ 81502 DESCRIPTION OF WORK & INTENDED USE NEW HOME CONST.
 (1) TELEPHONE 970 245 9271 TYPE OF HOME PROPOSED:
 (2) APPLICANT TML ENTERPRISES INC. Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS P.O. Box 2569 GJ 81502 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970 245 9271 _____ 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 20' 15' park 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).

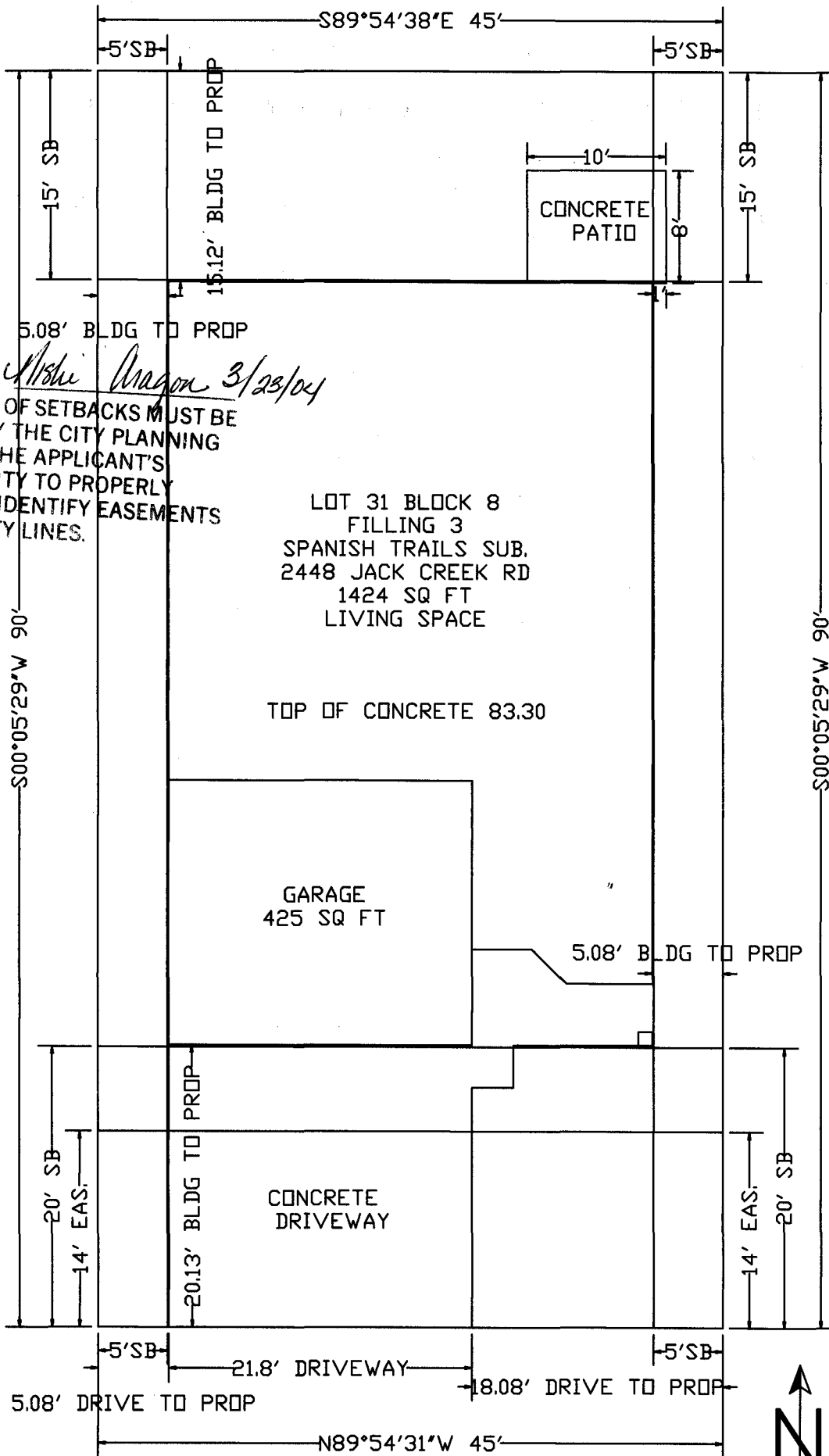
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 3/23/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17100</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/23/04</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)



ACCEPTED *Abdu Wagon 3/23/04*
 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.

LOT 31 BLOCK 8
 FILLING 3
 SPANISH TRAILS SUB.
 2448 JACK CREEK RD
 1424 SQ FT
 LIVING SPACE

TOP OF CONCRETE 83.30

GARAGE
 425 SQ FT

CONCRETE
 DRIVEWAY

Older
u
3/14/04

JACK CREEK ROAD

