

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 2436 Jack Creek Rd No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2701-333-38-019 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 2300
 Subdivision Spanish Trails Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 8 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Mike Kennedy
 Address 2436 Jack Creek Rd.
 City / State / Zip Grand Jct, Co. 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Deck & Cover

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 970-241-5060

***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 PD Maximum coverage of lot by structures 60%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 5' from PL Rear 15' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District _____ 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 Mike Kennedy Date 10-15-04
 Department Approval Misha Wagon Date 10/15/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting <u>Ocehob</u>	Date <u>10/15/04</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)

OF THESE TERMS

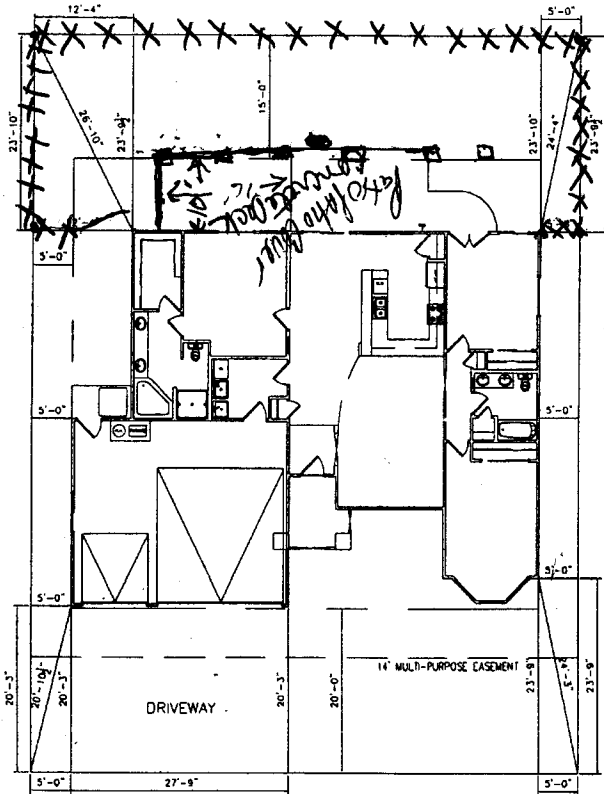
GS BY OTHERS

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

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

ACCEPTED *Wade* *Apr 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.

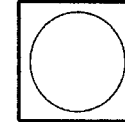
AutoDRAFT
 CONSULTING ARCHITECTS & ENGINEERS
 GRAND JUNCTION, CO (970) 241-6762



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
FILE 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'



TP CONSTRUCTION
 SITE PLAN

SCALE: N.T.S.

ACCEPTED *Wade*
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12/15/21