FEE \$	10	.00
TCP\$	Ø	
SIF \$	298	3,00

PLANNING CLEARANCE



BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

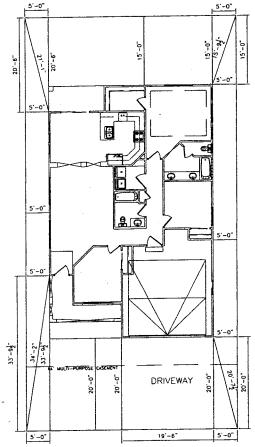
Community Development Department



our Bridge to a Better Community

BLDG ADDRESS 24382 Jack Creek	SQ. FT. OF PROPOSED BLDGS/ADDITION 1700
TAX SCHEDULE NO. 2201 333 38 022	SQ. FT. OF EXISTING BLDGS
SUBDIVISION Spanish Trails	TOTAL SQ. FT. OF EXISTING & PROPOSED 1700
FILING 3 BLK 8 LOT 22 (1) OWNER TP Construction	NO. OF DWELLING UNITS: Before: After:/ this Construction NO. OF BUILDINGS ON PARCEL Before: After: this Construction
(1) ADDRESS Box 53068/81505	USE OF EXISTING BUILDINGS
(1) TELEPHONE <u>970</u> 201 8186 (2) APPLICANT Same	DESCRIPTION OF WORK & INTENDED USE 5#R
(2) APPLICANT Same (2) ADDRESS (2) TELEPHONE	TYPE OF HOME PROPOSED: Site Built Manufactured Home (UBC) Manufactured Home (HUD) Other (please specify)
	all existing & proposed structure location(s), parking, setbacks to all cation & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY CO ZONE SETBACKS: Front or from property line (PL) or from center of ROW, whichever is greater Side from PL, Rear Maximum Height 32 Maximum Height	Maximum coverage of lot by structures
structure authorized by this application cannot be occuping Occupancy has been issued, if applicable, by the Buildin I hereby acknowledge that I have read this application and	wed, in writing, by the Community Development Department. The ed until a final inspection has been completed and a Certificate of g Department (Section 305, Uniform Building Code). the information is correct; Lagree to comply with any and all codes, to the project. I understand that failure to comply shall result in legal
action, which may include but not necessarily be limited t	
Applicant Signature	Date 2/2904
Department Approval 4/18/11 Ma	<u>am</u> Date <u>5/24/04</u>
Additional water and/or sewer tap tee(s) are required:	NES NO W/O No.
Utility Accounting	Date 5 20 04
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE	(Section 9-3-2C Grand Junction Zoning & Development Code)

SPANISH TRAIL BLOCK 8 LOT 22



NOTE:
BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR TO CONSTRUCTION



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 TRAILS	
LOT NUMBER	22	
BLOCK NUMBER	8	
STREET ADDRESS	?	
COUNTY	MESA	
HOUSE SO. FT.	1314.67	
LOT SIZE	?	
	FRONT 20'-0"	
SETBACKS USED	SIDES 5'-0"	
	REAR 15'-0"	