

FEE \$	10.00
TCP \$	1,500
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2439 1/2 Jack Creek Rd. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-333-40-002 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1700
 Subdivision SPANISH TRAILS Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 10 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name GARY HARRISON
 Address 54 Skyway Dr.
 City / State / Zip G.T. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Mark C. Luin
 Address 1879 S. Deer park Cir.
 City / State / Zip G.T. 81503
 Telephone 260-1455

***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 <u>PD</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>0' Attached</u> Side <u>5'</u> from PL Rear <u>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Approval letter from Lic Eng required</u>
Voting District <u>B</u> Driveway Location Approval <u>EH</u> (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 [Signature] Date 8-12-04
 Department Approval NA Gayleen Henderson Date 8-13-04

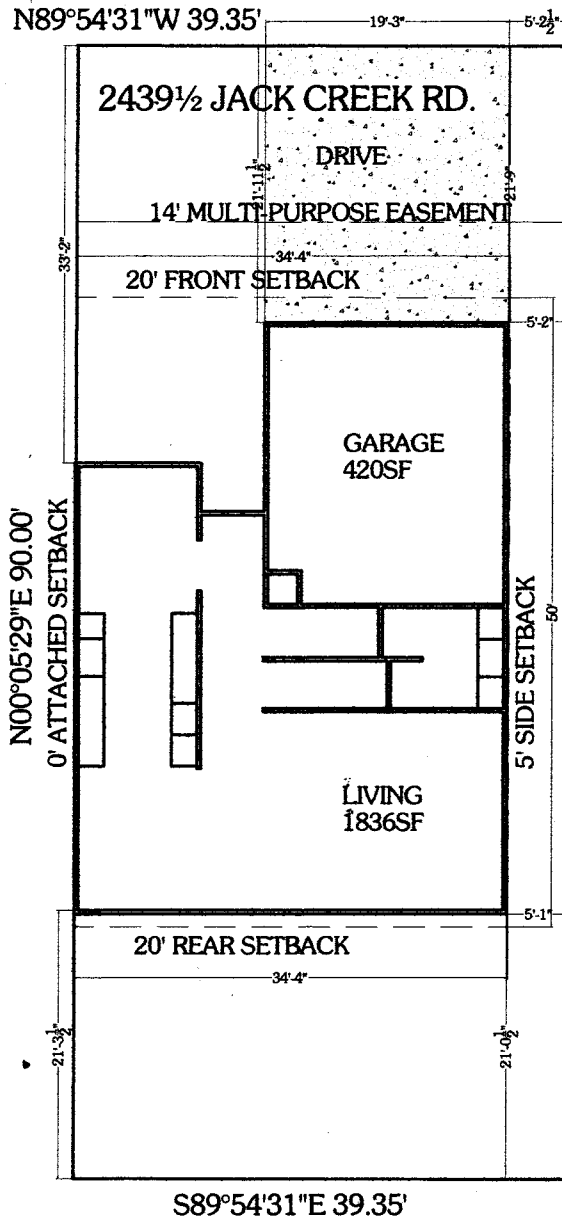
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12539</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/13/04</u>		

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)

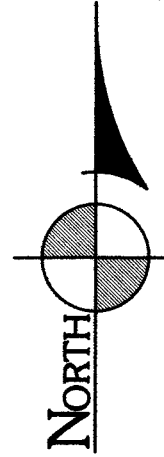
8-13-04 *Gayleen Hardem*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SPANISH TRAIL PHASE 3

JACK CREEK ROAD



DRIVE OK
2/8 8/13/04



SETBACKS:
 SIDES - 0' ATTACHED, 5' EXT. SIDE
 REAR 20'
 FRONT 20'
 LOT 2
 BLOCK 10
 0.081 ACRES
 2439 1/2 Jack Creek

REVISIONS

DRAWN BY:
 Keith
 Davis
 DATE:
 1-13-04

2701 - 333 - 40 - 002

Address: 2439 1/2 Jack Creek Rd.
 Project: Duplex

SITE PLAN

SCALE: 1"=10'

SHEET

C1