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|--------|--------|
| 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 2440 1/2 Jack Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1700
 TAX SCHEDULE NO. 2701 333 38024 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1700
 FILING 3 BLK 8 LOT 24 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER TP Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS Box 55063 / 81505 USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 970 201 8186 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 PP 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 15' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

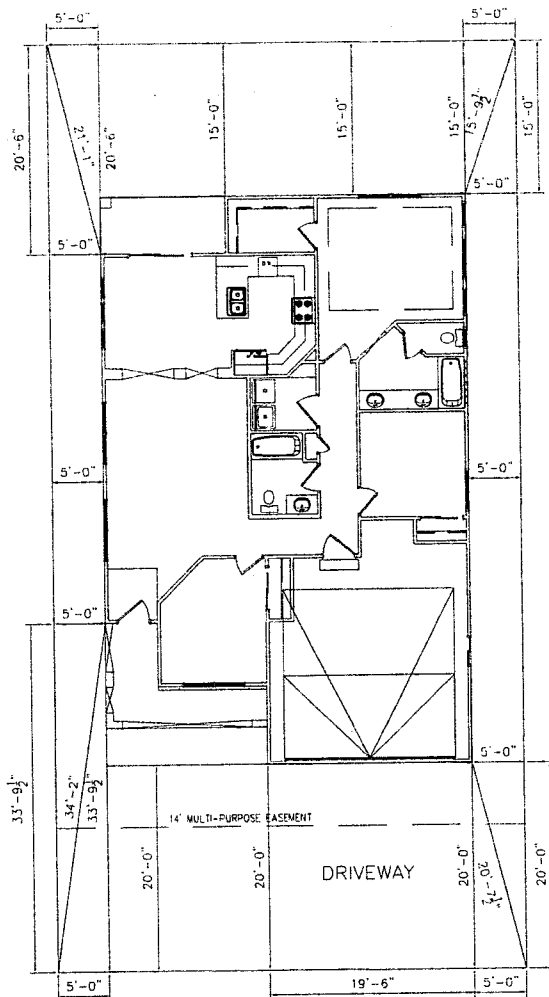
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 2/29/04
 Department Approval [Signature] Date 4-9-04

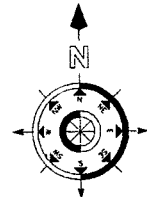
| | | | |
|--|--------------------|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>17148</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>4-9-04</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



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

*ole
 we
 4/5/04*



4-9-04 Gaylean Henderson
ACCEPTED
 ANY SETBACKS OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT
 THE CITY PLANNING DEPARTMENT
 WILL NOT BE RESPONSIBLE FOR ANY
 LOADS OR SETBACKS ENCROACHMENTS
 AND PROPERTY LINES

| SITE PLAN INFORMATION | |
|-----------------------|--------------------------|
| SUBDIVISION NAME | SPANISH TRAIL-FILING 3 |
| LOT NUMBER | 24 |
| BLOCK NUMBER | 8 |
| STREET ADDRESS | 2440-1/2 JACK CREEK ROAD |
| COUNTY | MESA |
| HOUSE LIVING SQ. FT. | 1315 SF |
| LOT SIZE | 0.093 ACRES |
| SETBACKS USED | FRONT 20' |
| | SIDES 5' |
| | REAR 15' |

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

JACK CREEK ROAD

SCALE: 1/8" = 1'-0"