

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 2442 1/2 Jack Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1700
 TAX SCHEDULE NO. 2701 333 38 026 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1700
 FILING 3 BLK 8 LOT 26
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER TP 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
 (2) ADDRESS _____ TYPE OF HOME PROPOSED:
 (2) TELEPHONE _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ 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 6090
 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 Letter from Engineer required
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

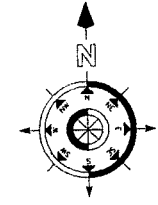
Applicant Signature [Signature] Date 2/29/04
 Department Approval [Signature] Date 4-9-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17149</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)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

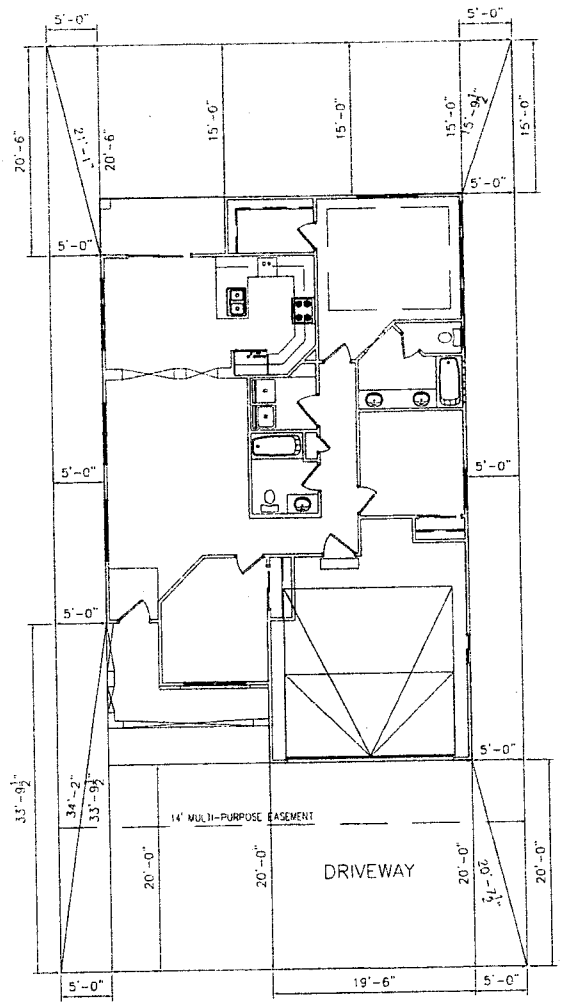


cc
see 1/04
4/5/14

SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAIL-FILING 3
LOT NUMBER	26
BLOCK NUMBER	8
STREET ADDRESS	2442-1/2 JACK CREEK ROAD
COUNTY	MESA
HOUSE LIVING SQ FT	1315 SF
LOT SIZE	0.093 ACRES
SETBACKS USED	FRONT 20' SIDES 5' REAR 15'

2442 1/2

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"

4-9-04
Raylene Henderson
ACCEPTED
 ANY OTHER
 APPROVALS
 DEPT. OF
 RES. AND
 LOCAL EASEMENTS
 AND PROPERTY LINES
**SETBACKS MUST BE
 APPROVED BY PLANNING
 DEPARTMENT
 BEFORE ANY
 CONSTRUCTION**