

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 2444 1/2 Jack Creek Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1748

TAX SCHEDULE NO. 2701-333-38-028 SQ. FT. OF EXISTING BLDGS -0-

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1748

FILING 3 BLK 8 LOT 28 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER TML Enterprises, Inc. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P.O. Box 2569 G.J. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 245-9271 DESCRIPTION OF WORK & INTENDED USE Newhome Const.

(2) APPLICANT TML Enterprises, Inc. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. Box 2569 G.J.

(2) TELEPHONE 245-9271

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 _____

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 20' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions Letter from Engineer required

B 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 12/18/03

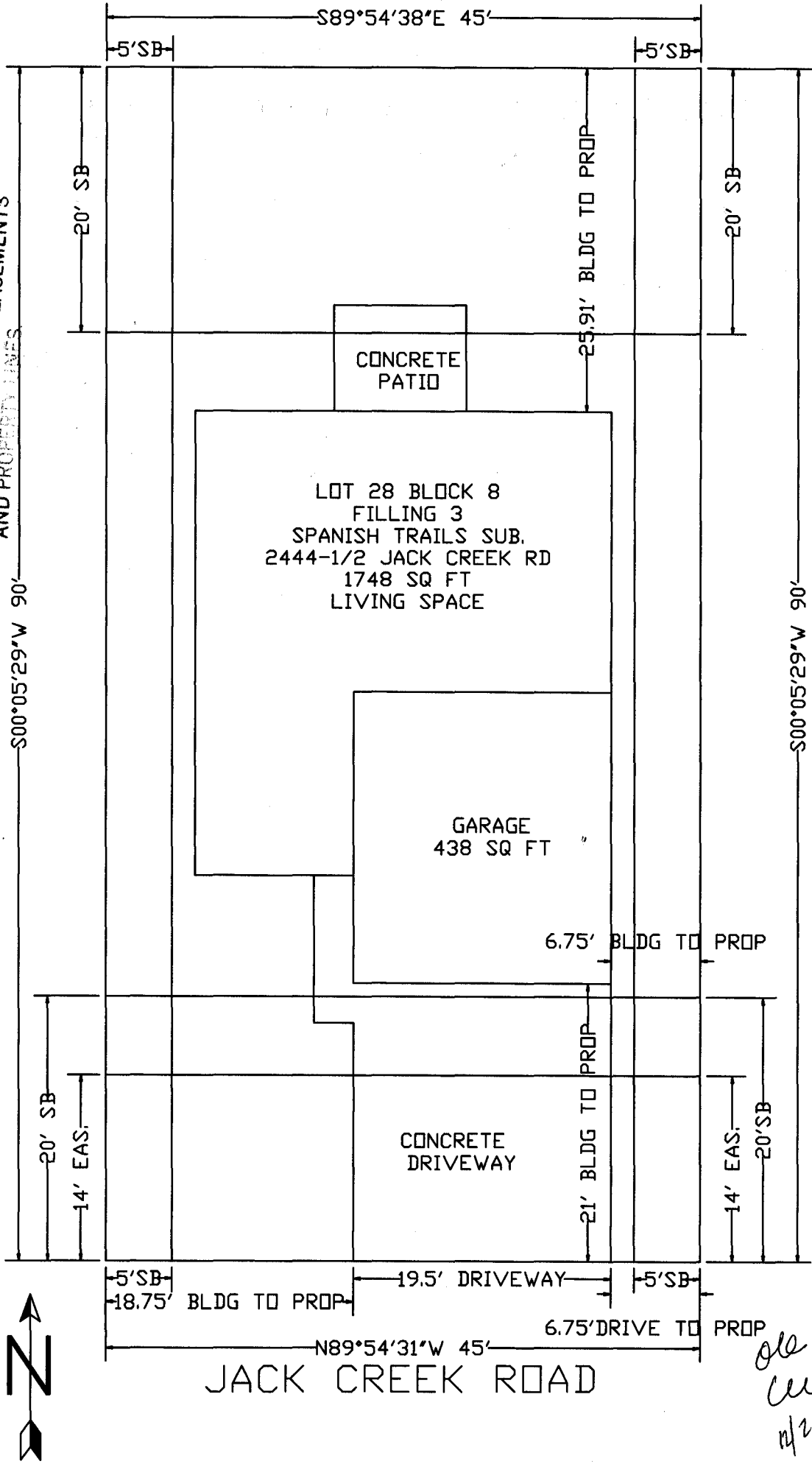
Department Approval [Signature] Date 1-8-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16935</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1-8-04</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)

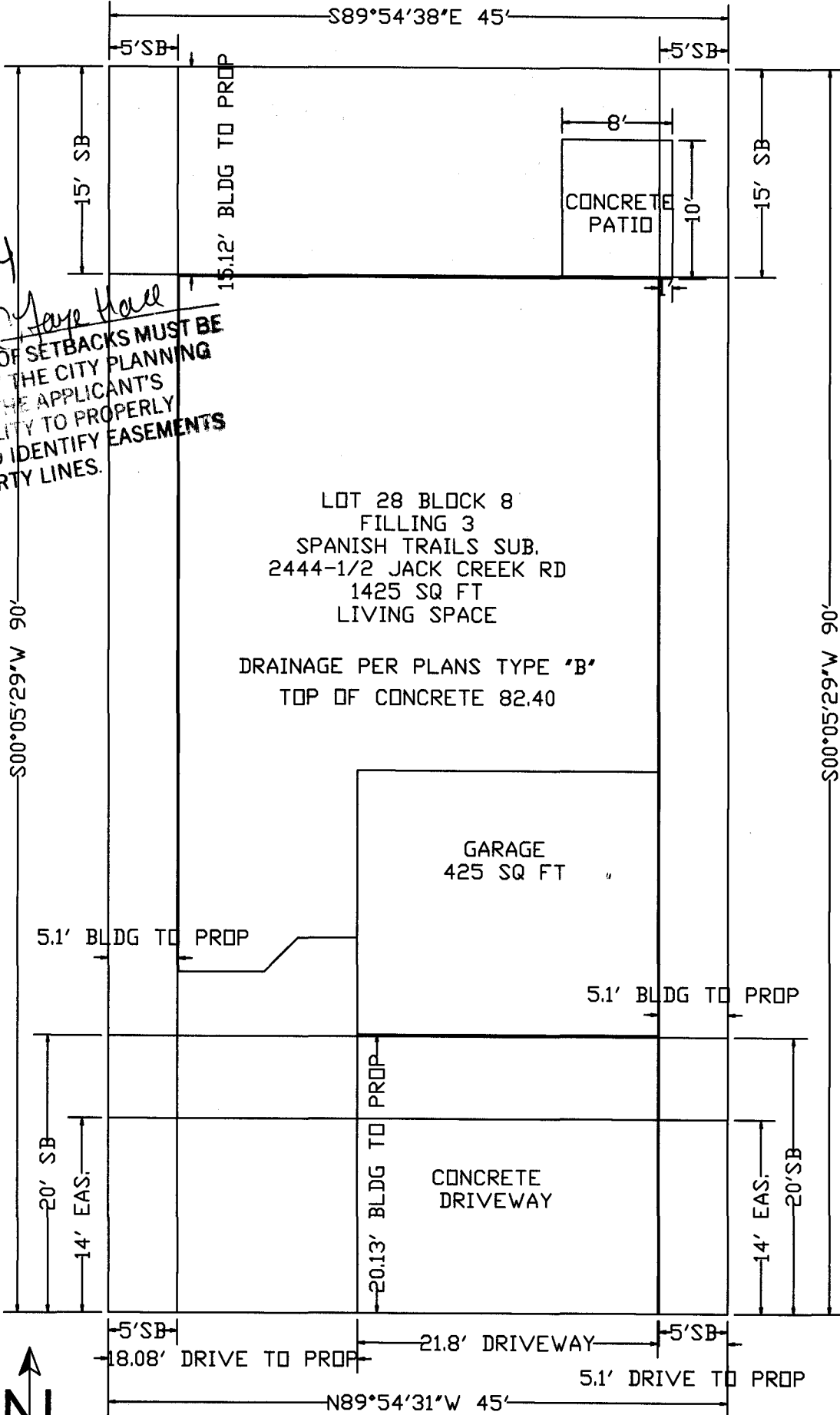
1-8-04
ACCEPTED Gayleen Henderson
ANY CHANGE OR SETBACKS MUST BE
APPROVED BY CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



old
ll
4/29/03

*Revised
3/1/04*

ACCEPTED *Maya Hall*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
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AND PROPERTY LINES.



LOT 28 BLOCK 8
FILLING 3
SPANISH TRAILS SUB.
2444-1/2 JACK CREEK RD
1425 SQ FT
LIVING SPACE

DRAINAGE PER PLANS TYPE "B"
TOP OF CONCRETE 82.40

GARAGE
425 SQ FT

CONCRETE
DRIVEWAY

JACK CREEK ROAD

