

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____

Building Address 2448 1/2 Jack Creek No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-333-38-032 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1372
 Subdivision Spanish Trails Sq. Ft. of Lot / Parcel 4024
 Filing 3 Block 8 Lot 32 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2319

OWNER INFORMATION:

Name Tml Enterprises
 Address P.O. Box 2569
 City / State / Zip Grand Jct. Co. 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Tml Enterprises
 Address P.O. Box 2569
 City / State / Zip Grand Jct. Co. 81502
 Telephone 248-9271

***TYPE OF HOME PROPOSED:**

- 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 <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>5'</u> from PL Rear <u>15'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Approval Letter required from Lic Eng.</u>		
Voting District <u>B</u>	Driveway Location Approval <u>WW</u> (Engineer's Initials)		

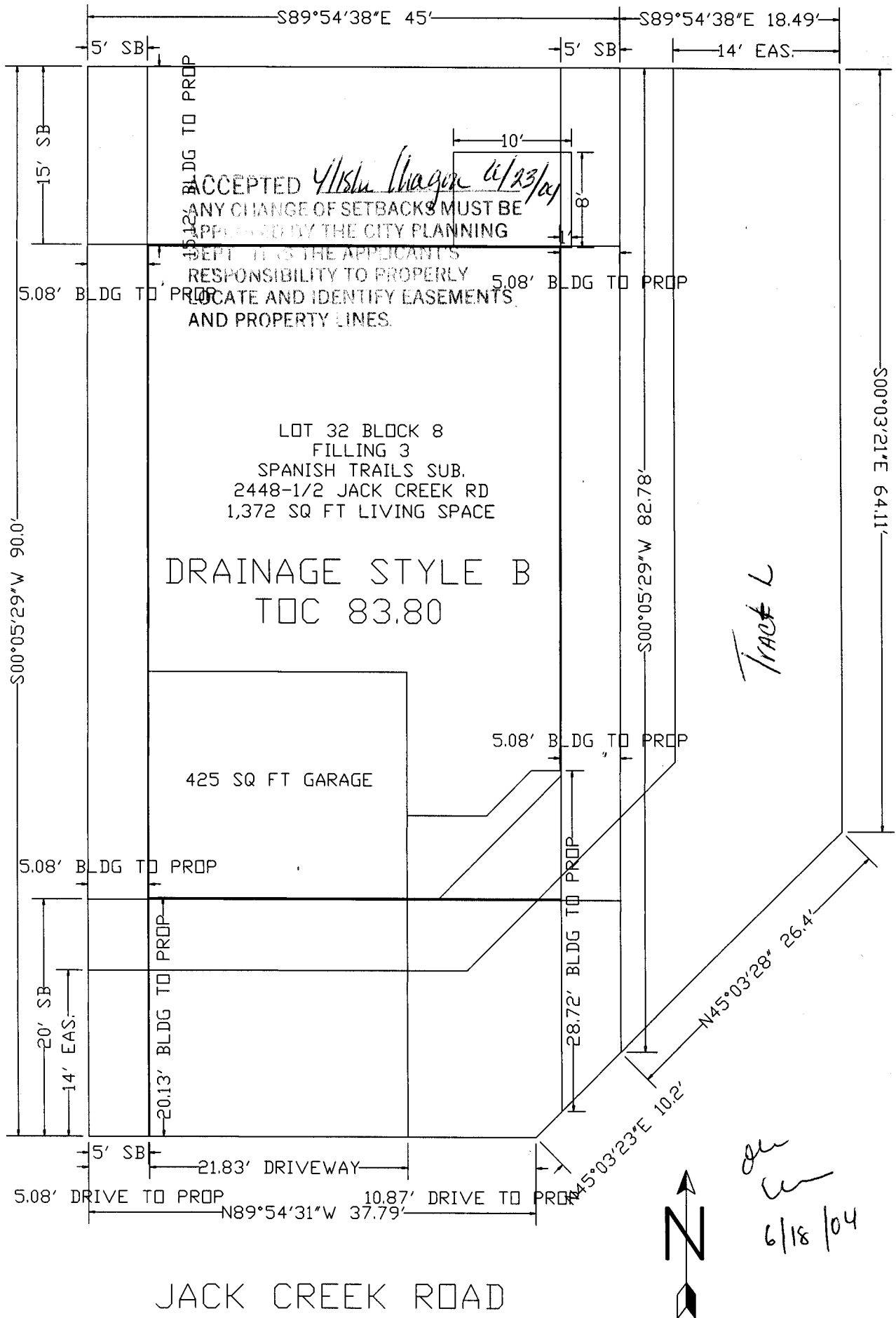
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6/14/04
 Department Approval NA [Signature] Date 6/23/04

Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17368</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-23-04</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)



ACCEPTED *4/15/04* *Sharon 6/23/04*
 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.

LOT 32 BLOCK 8
 FILLING 3
 SPANISH TRAILS SUB.
 2448-1/2 JACK CREEK RD
 1,372 SQ FT LIVING SPACE

DRAINAGE STYLE B
 TOC 83.80

425 SQ FT GARAGE

Track L

Sharon
6/18/04

JACK CREEK ROAD