

FEE \$	10.00
TCP \$	1500.00
SIF \$	299.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2427 Jack Creek Rd No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2701-333-39-006 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed 1761  
 Subdivision Spanish Trails Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Filing 3 Block 9 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Roy & Cynthia Shultz  
 Address 2024 Paint Pony Ct  
 City / State / Zip Grand Jct CO 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Shultz Custom Homes  
 Address 2024 Paint Pony Ct  
 City / State / Zip Grand Jct CO 81503  
 Telephone 970-260-8080

\*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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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>A letter from a Licensed Engineer stating that he has visited the site during const. and that soil cond. have</u>		
Voting District <u>B</u>	Driveway Location Approval <u>[Signature]</u> (Engineer's Initials)		

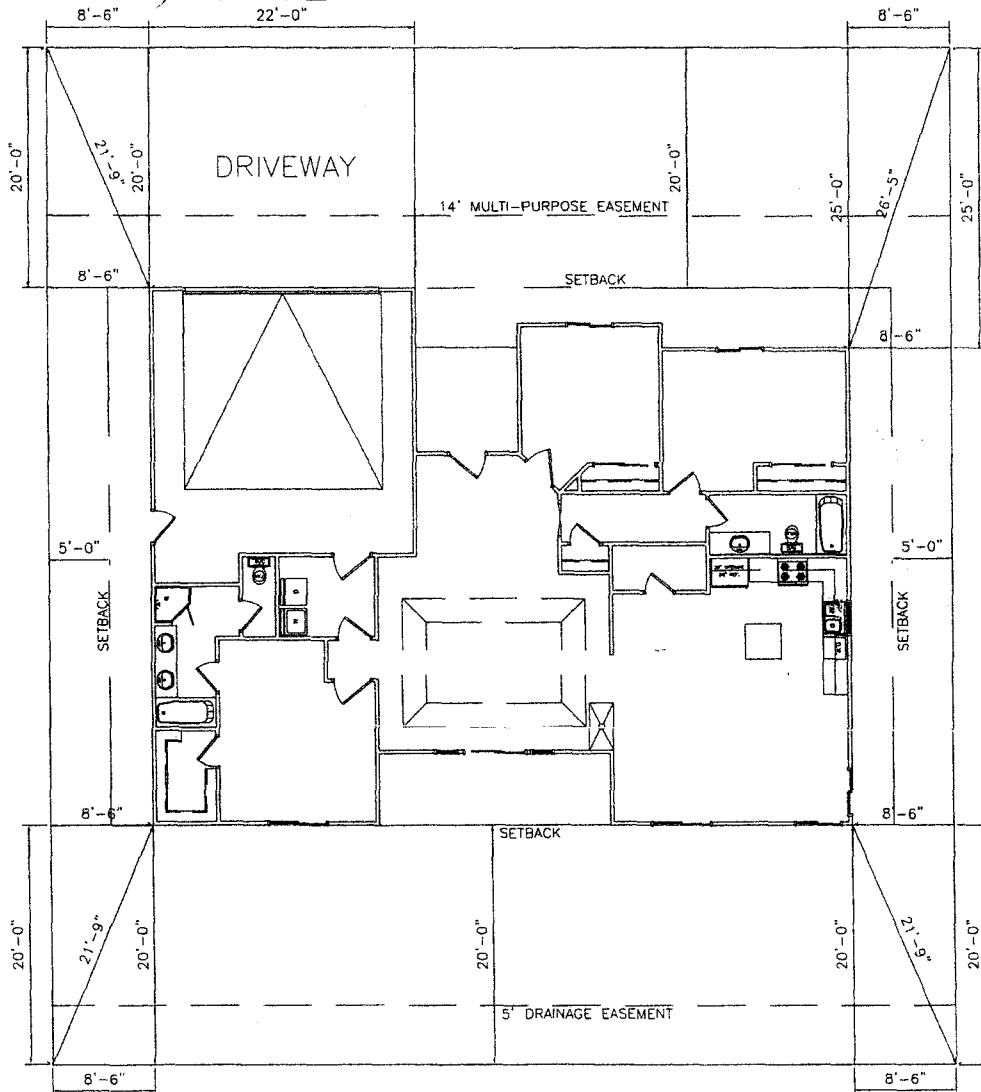
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 2-9-05  
 Department Approval NA Date 2-11-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17905</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/11/05</u>		

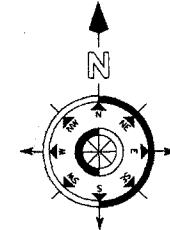
# 2427 JACK CREEK ROAD



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

**NOTE:**  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN  
THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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



SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAILS
FILING NUMBER	PHASE 3
LOT NUMBER	7
BLOCK NUMBER	?
STREET ADDRESS	? JACK CREEK ROAD
COUNTY	MESA
GARAGE SQ. FT.	503 SF
LIVING SQ. FT.	1761 SF
LOT SIZE	6375 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 20'

**SCALE: 1/16" = 1'-0"**

ACCEPTED 2-11-05  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. BEFORE ANY WORK BEGINS. EARLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

50/6/E