

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 2429 Jack Creek Rd No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2701-333-39-007 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1644
 Subdivision Spanish Trails Sq. Ft. of Lot / Parcel _____
 Filing 3 Block 9 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Roy & Cynthia Shults
 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 Shults 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): _____

NOTES: _____

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>20'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>A letter from a Lic engineer stating that he has visited the site during const. and that soil cond. have been addressed.</u>
Voting District <u>B</u> Driveway Location Approval <u>M</u> (Engineer's Initials)	

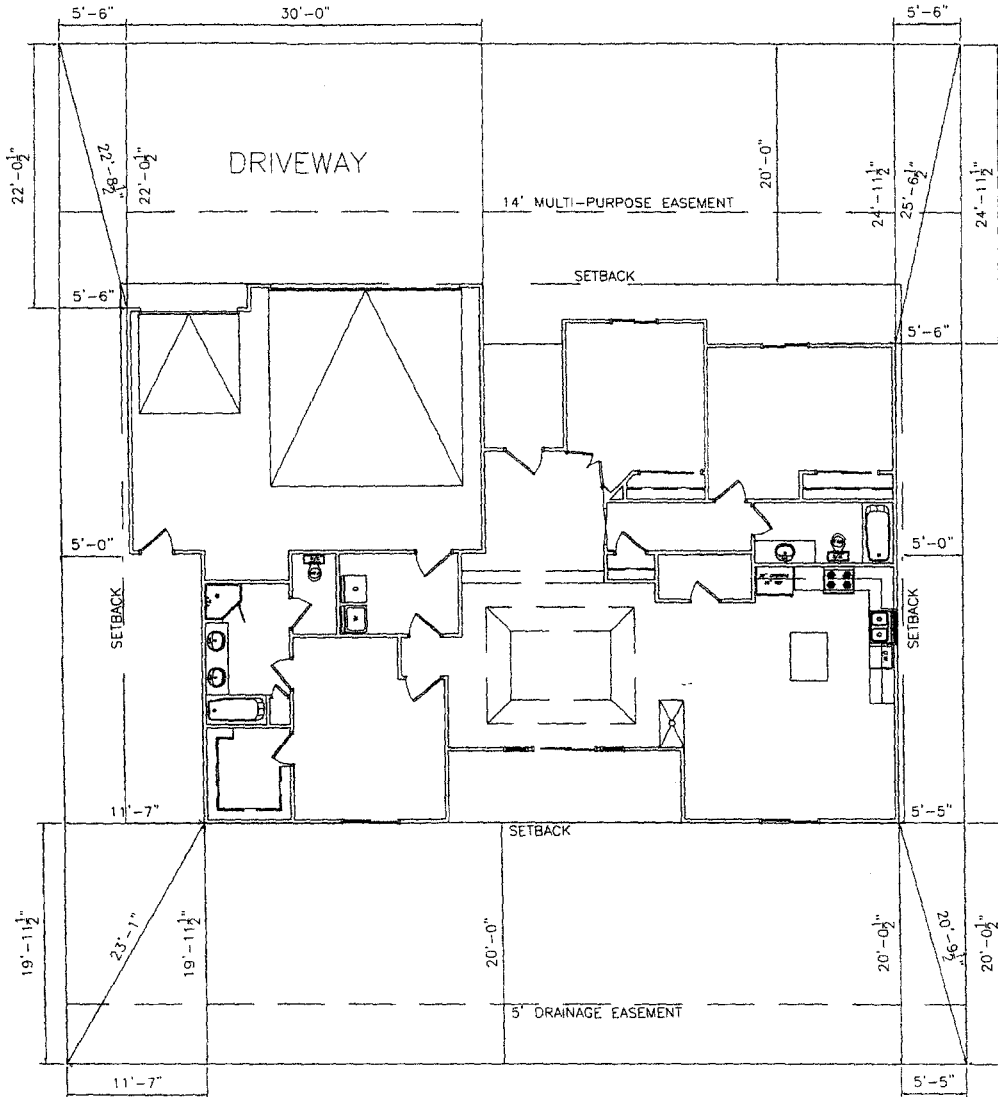
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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>17904</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/11/05</u>		

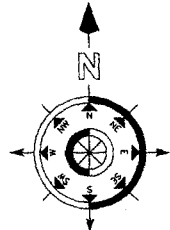
2429 JACK CREEK ROAD



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.	663
LIVING SQ. FT.	1744 SF
LOT SIZE	6375 SF
SETBACKS USED	FRONT 20'
	SIDES 5'
	REAR 20'

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

ACCEPTED 20P 2-11-05
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE HOMEOWNER'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

drive in
 5019/05