

FEE \$	10.00
TCP \$	1,500. <sup>00</sup>
SIF \$	292.00

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

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

Building Address 2438 Jack Creek Road  
 Parcel No. 2101-333-38-021  
 Subdivision Spanish Trails  
 Filing 3 Block 8 Lot 21

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2039  
 Sq. Ft. of Lot / Parcel 4104.64 (0.094 acre)  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 1127

**OWNER INFORMATION:**

Name TP Construction Inc.  
 Address PO Box 55063  
 City / State / Zip Grand Junction CO 81505

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name TP Construction Inc.  
 Address PO Box 55063  
 City / State / Zip Grand Junction CO 81505  
 Telephone 970.211.5059

**\*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>15'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Approval Letter from Lic Engineer.</u>		
Voting District <u>B</u> Driveway Location Approval _____ (Engineer's Initials)			

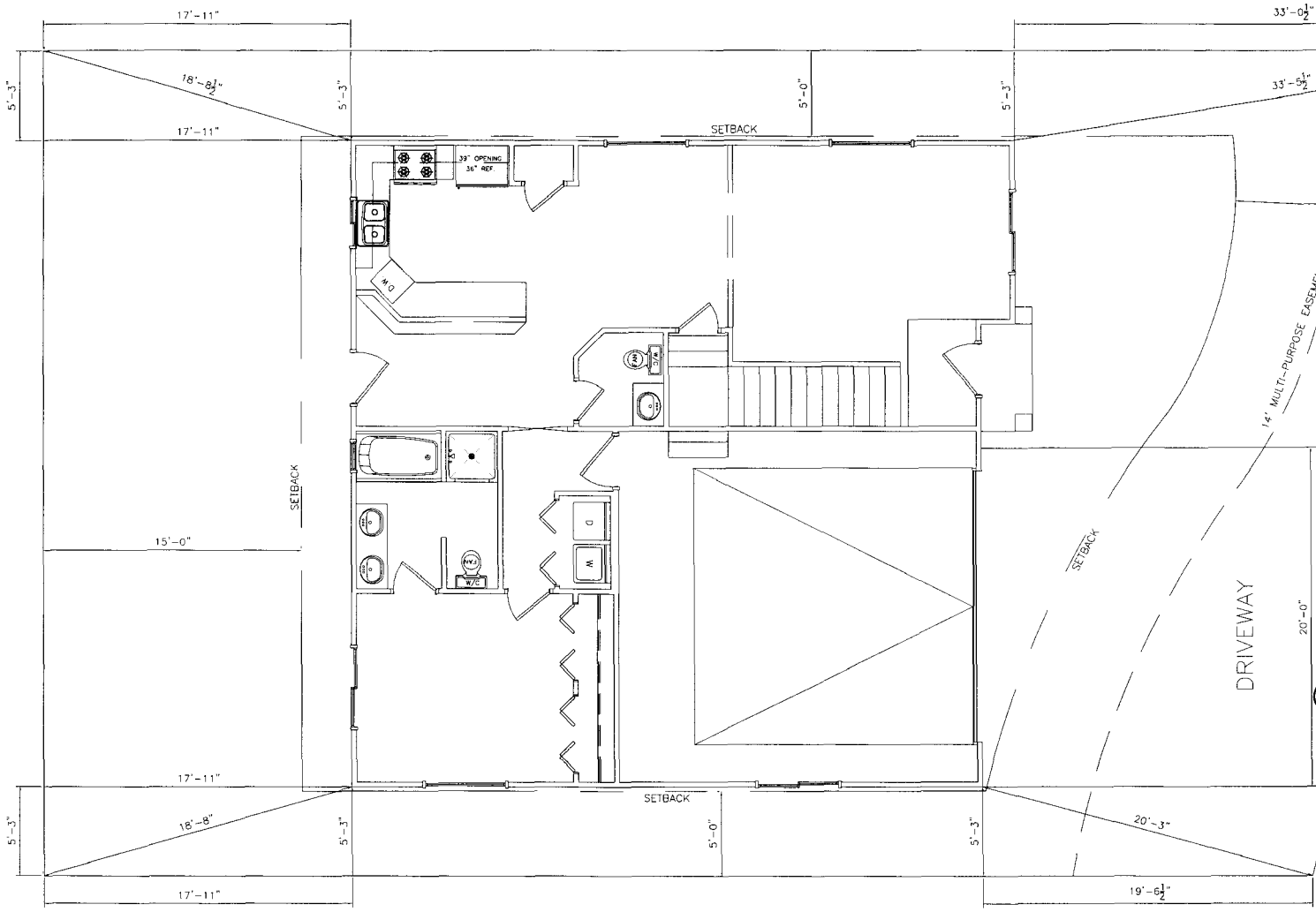
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 1/26/05  
 Department Approval NA B Paulson Date 2/10/05

Additional water and/or sewer tap fee(s) are required:	YES	<del>NO</del>	W/O No. <u>7897</u>
Utility Accounting <u>[Signature]</u>	Date <u>2-3-05</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)



*Blair 2/10/05*

**ACCEPTED**  
**ANY CHANGE OF SETBACKS MUST BE**  
**APPROVED BY THE CITY PLANNING**  
**DEPT. IN THE CITY ENGINEER'S**  
**LOCAL AND IDENTITY EASEMENTS**  
**AND PROPERTY LINES.**

*June 2005  
 Jack Creek Road  
 1-27-05*

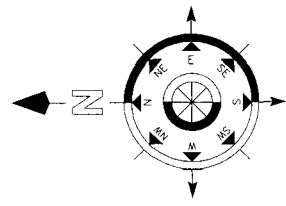
**JACK CREEK ROAD**

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

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

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

**SCALE: 1" = 10'-0"**



SITE PLAN INFORMATION	
SUBDIVISION NAME	SPANISH TRAIL
PHASE NUMBER	3
LOT NUMBER	21
BLOCK NUMBER	8
STREET ADDRESS	? JACK CREEK ROAD
COUNTY	MESA
GARAGE SQ. FT.	448 SF
MAIN FLOOR LIVING SQ. FT.	979 SF ±
UPPER FLOOR LIVING SQ. FT.	602 SF ±
LIVING SQ. FT.	1582 SF
LOT SIZE	0.094 ACRES
	FRONT 20'
SETBACKS USED	SIDES 5'
	REAR 15'