FEE $ *10.00*	
TCP $ *None*	
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 *703½ Willow Creek Lane* SQ. FT. OF PROPOSED BLDGS/ADDITION *House 1335*

TAX SCHEDULE NO. *2701-333-05-028* SQ. FT. OF EXISTING BLDGS *0*

SUBDIVISION *Spanish Trails* TOTAL SQ. FT. OF EXISTING & PROPOSED *Garage 564*
total 1899

FILING *2* BLK *4* LOT *6*

(1) OWNER *T.D. Investments*

NO. OF DWELLING UNITS:
Before: *0* After: *1* this Construction

NO. OF BUILDINGS ON PARCEL
Before: *0* After: *1* this Construction

(1) ADDRESS *P.O. Box 40438*

(1) TELEPHONE *243 0303*

USE OF EXISTING BUILDINGS *None*

(2) APPLICANT *McGleeson Inc*

DESCRIPTION OF WORK & INTENDED USE *Single Family*

(2) ADDRESS *523 Florence Rd*

(2) TELEPHONE *242 8035*

TYPE OF HOME PROPOSED:
_X_ Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify) _____

REQUIRED: One plot plan, on 8 ½" 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*

SETBACKS: Front *20'* from property line (PL)
or ____ from center of ROW, whichever is greater

Side *5'* from PL, Rear *20'* from PL

Maximum Height *32'*

Maximum coverage of lot by structures *60%*

Permanent Foundation Required: YES *X* NO ____

Parking Req'mt *2*

Special Conditions *Approval Ltr from Lic eng*

CENSUS *B* TRAFFIC ____ ANNX# ____

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 *Tom Marsh McGleeson In.* Date *10-6-03*

Department Approval NA *Misti Unger* Date *10/14/03*

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. *Bldg*
Utility Accounting *Debbi Arnholt*		Date *10/14/03*	

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)*

10-14-03

20'

5"

22'

20.0' FRONT SETBACK

WILLOW CREEK ROAD

703 1/2 WILLOW CREEK ROAD
LOT 6
BLOCK 4

20.00' REAR SETBACK

Filling 2
Lot 6
Block 4

10/6/03

SCALE 1"=5'

PREPARED FOR:		**CJ's DESIGN & DRAFTING**
McGLEESON, INC.	SITE PLAN	RESIDENTIAL •CUSTOM •REMODEL •ADDITIONS
P.O. BOX 326		PHONE: OFFICE-970-523-8347 CELL-970-640-1927
GRAND JUNCTION, CO 81502		EMAIL: CMESTASDRAFT@YAHOO.COM

NO.	REVISION	DATE

SHEET NO
S1
SHEET 1 OF 3