

No fees

FEE \$ 10.00
TCP \$
SIF \$

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

Fees were already pd on 6/30/04

BLDG ADDRESS 702 Willow CREEK Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1776.81

TAX SCHEDULE NO. 2701-333-04-014 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 1776.81

FILING 2 BLK 5 LOT 1 NO. OF DWELLING UNITS:

(1) OWNER T.D. INVESTMENTS Before: _____ After: 1 this Construction

(1) ADDRESS P.O. BOX 40438 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243 0303 Before: _____ After: 1 this Construction

(2) APPLICANT McGLEESON INC USE OF EXISTING BUILDINGS 0

(2) ADDRESS 523 FLORENCE RD DESCRIPTION OF WORK & INTENDED USE Single Family

(2) TELEPHONE 970-242-8035 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 PD

Maximum coverage of lot by structures 60%

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

Permanent Foundation Required: YES X NO _____

Side 5' from PL, Rear 20' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Letter from Lic Eng.

CENSUS B TRAFFIC _____ ANNEX# required

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 McGLEESON INC. by [Signature] Date 11-9-04

Department Approval NAY/Ishe Inagon Date 11-22-04

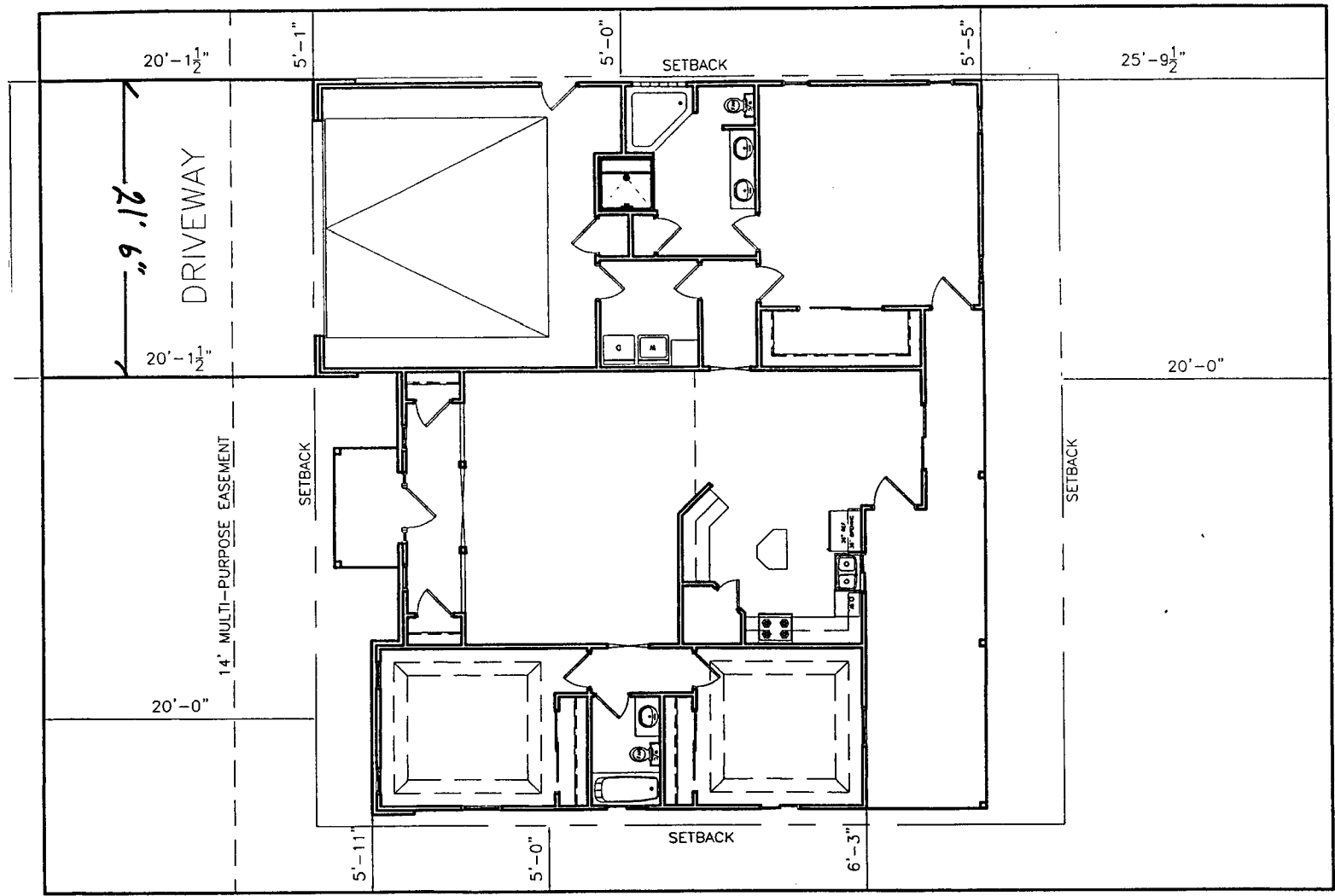
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>0</u>	W/C No. <u>17396</u>
Utility Accounting	<u>O Overholt</u>	Date	<u>11/22/04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



702 Willow Creek Rd.

ACCEPTED *Arden Aragon* 11/22/04
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.



*drive
on
11/19/04*

Work Orde Date: 06/30/2004 Premise Number: 0 Service Address: 702 WILLOW CREEK RD Name: CUSTOM QUALITY HOMES Customer Number: 0 Address: 237 W 1ST ST City: PALISADE State: CO Zip Code: 81526 Telephone Number: (970) 201-2371 Service Name: Mailing Address: City: Grand Junction State: CO Zip: 0 Telephone:	Type: SPIF Work Order #: 17396 Connection Date: 10/30/2004 Subdivision: SPANISH TRAILS F: 2 B: 5 L: 1 Tax Parcel ID:: 2701-333-04-014 Water Provider:: <input type="radio"/> City <input checked="" type="radio"/> Ute <input type="radio"/> Clifton Water Rate: U Sewer Provider: City Sewer Rate: S101 Special Sewer District: Sewer District Rate: City Tras <input type="checkbox"/> Day: Monday Billing Cycle 3026 Move In Service Order: 0 Move In Date: Init:																																				
<p>Project Description/EQU Computation:</p> 03 069 01 174 01 81505 EQU Note <input type="checkbox"/>	<p>MESA COUNTY BUILDING INSPECTION</p> 750 MAIN STREET GRAND JUNCTION, CO 81501 If signed below by the owner of the property and the City of Grand Junction, the Building Department may assume sewer service is available and sewer fees have been paid. If a building permit is not obtained within 90 days of the date of this workorder when fees were paid, this approval is VOID. <div style="text-align: center; font-weight: bold; font-size: 1.2em;">VOID AFTER 09/28/2004</div>																																				
<table style="width:100%; border-collapse: collapse;"> <tr> <td style="width:30%;">Plant Investment Fee/Acct</td> <td style="width:30%;">CSPLIF</td> <td style="width:40%; text-align: right;">\$1,250.00</td> </tr> <tr> <td>SewerDistTapFeeAcct:</td> <td></td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="3">Extension Fees (Per EQU)Name:</td> </tr> <tr> <td></td> <td>Acct: 903-622331-43996-30-Add Acti</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="3">Payback Name:</td> </tr> <tr> <td>Principal Account:</td> <td>-20194</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Interest Account:</td> <td>-20194</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>Admin Fee Account:</td> <td>-104479</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="3">Water Tap Size:</td> </tr> <tr> <td>Water Tap Account:</td> <td>301-62110-46851-30</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td colspan="2" style="text-align: right;">Total::</td> <td style="text-align: right;">\$1,250.00</td> </tr> <tr> <td>Treasurer Receipt#:</td> <td>112444</td> <td></td> </tr> </table>	Plant Investment Fee/Acct	CSPLIF	\$1,250.00	SewerDistTapFeeAcct:		\$0.00	Extension Fees (Per EQU)Name:				Acct: 903-622331-43996-30-Add Acti	\$0.00	Payback Name:			Principal Account:	-20194	\$0.00	Interest Account:	-20194	\$0.00	Admin Fee Account:	-104479	\$0.00	Water Tap Size:			Water Tap Account:	301-62110-46851-30	\$0.00	Total::		\$1,250.00	Treasurer Receipt#:	112444		
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CITY AUTHORIZED SIGNATURE: Dottie Vanover CUSTOMER ***** NOT VALID 90 DAYS AFTER DATE OF ISSUANCE *****	OWNER / AGENT SIGNATURE: PIPELINE MAINTENANCE SIGNATURE:
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66'2

702 willow creek RD
LOT 1 BLOCK 5
PHASE 2 -
SPANISH TRAILS SUB

28'8

56'1

5'1

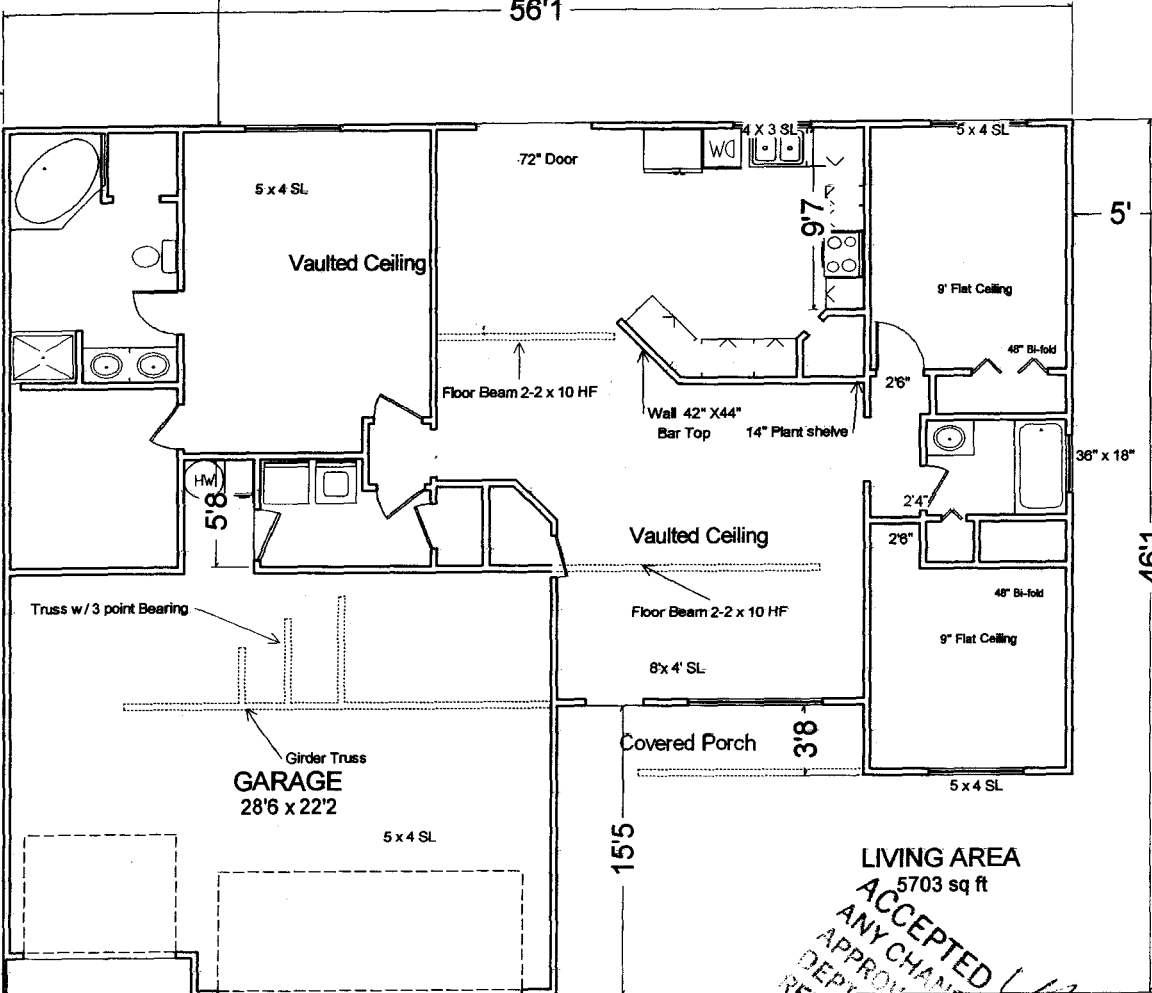
36" x 36"
Glass
Block

46'1

5'

46'1

95'3



Driveway
20'6" X 30'

20'6

drive
over
6/29/04

LIVING AREA
5703 sq ft

ACCEPTED

ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
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AND PROPERTY LINES

W. S. ...
6/30/04

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LOT 1 BLOCK 5
PHASE 2 -
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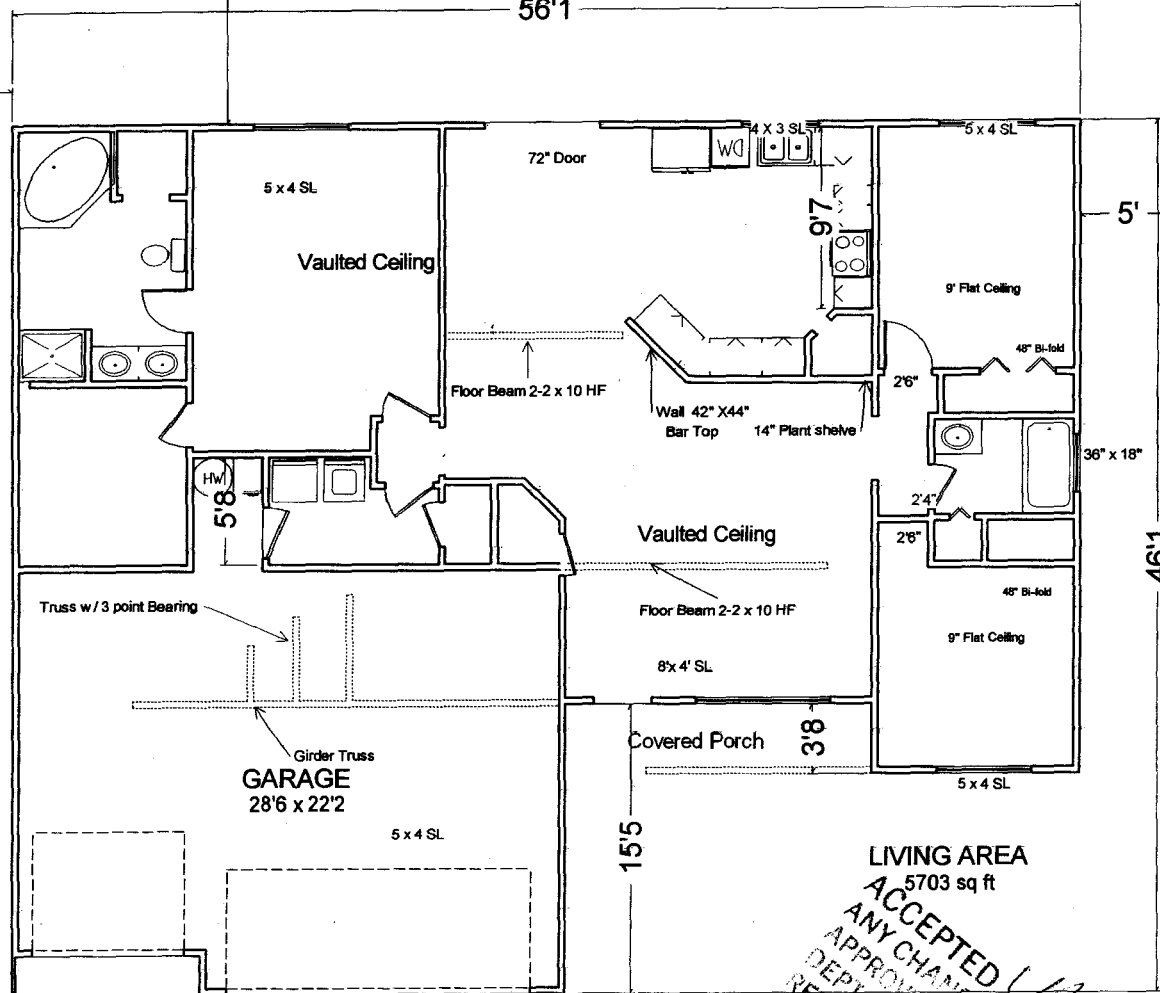
28'8

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5'1

36" x 36"
Glass
Block

46'1



5'

46'1

95'3

GARAGE
28'6" x 22'2"

LIVING AREA
5703 sq ft

Driveway
20'6" X 30'

20'6

drive
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6/29/04

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Wish
6/30/04