

FEE \$	10.00
TCP \$	0
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 719 1/2 Willow Creek Road SQ. FT. OF PROPOSED BLDGS/ADDITION 2211

TAX SCHEDULE NO. 2701-333-38-006 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION Spanish Trails TOTAL SQ. FT. OF EXISTING & PROPOSED 2211

FILING 3 BLK 6 LOT 8 NO. OF DWELLING UNITS:
 Before: _____ After: 1 this Construction

(1) OWNER HARRIS NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction

(1) ADDRESS P.O. Box 40438 USE OF EXISTING BUILDINGS NONE

(1) TELEPHONE 243 0303 DESCRIPTION OF WORK & INTENDED USE 2-Story Single Family

(2) APPLICANT McGLEESON INC TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 523 FLORENCE RD

(2) TELEPHONE 242-8035

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' ~~20'~~ ^{park or open space} from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 15' ~~20'~~ ^{park or open space} from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____
"B" CENSUS _____ TRAFFIC _____ ANNEX# _____

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 McGLESON INC, by Ellen Wnamb Date 3-30-04

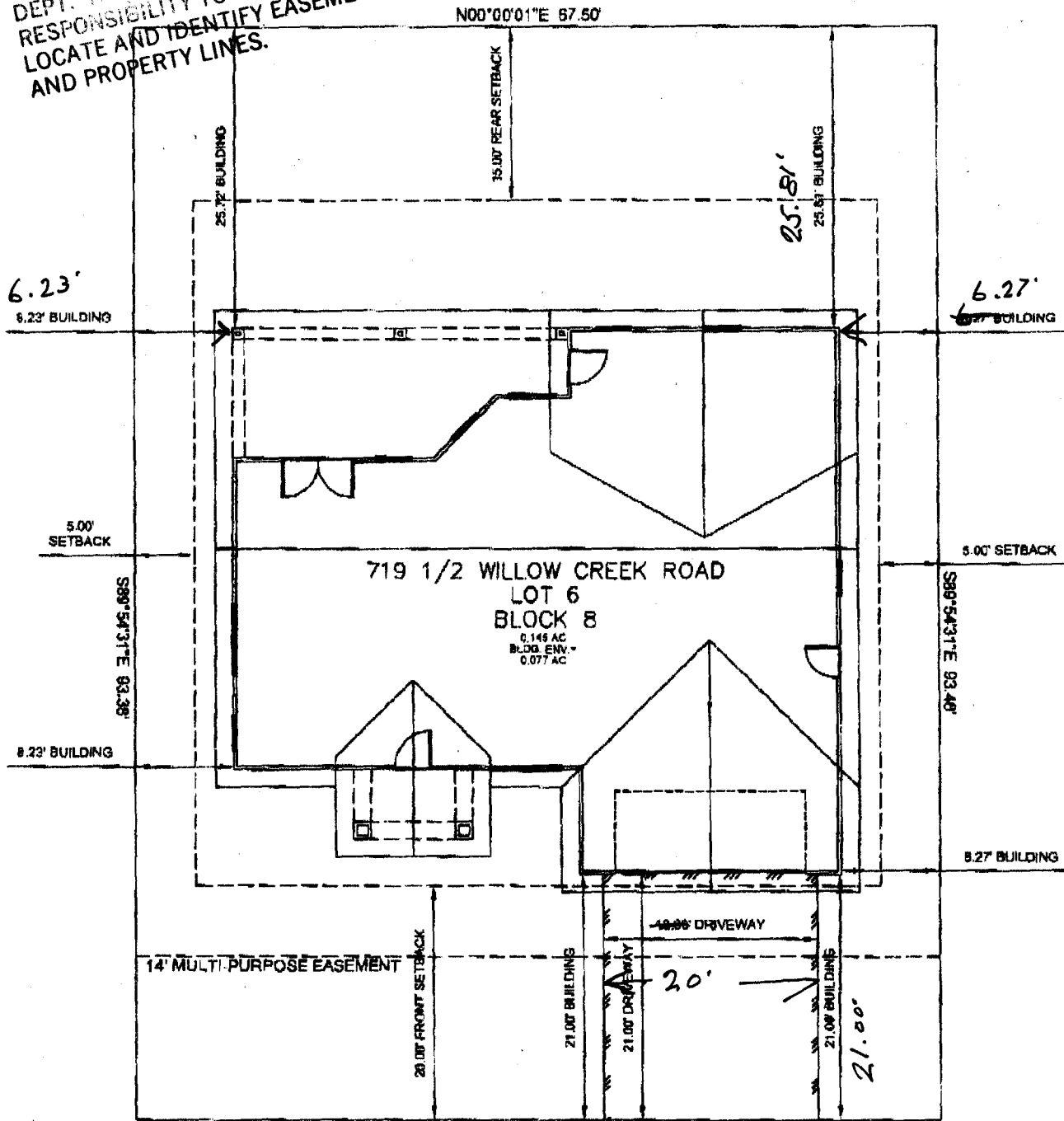
Department Approval [Signature] Date 5/12/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17234</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-12-04</u>		

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)

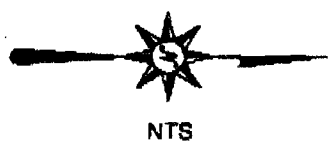
ACCEPTED *Mark Magor* 5-12-04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



719 1/2 WILLOW CREEK ROAD
 LOT 6
 BLOCK 8
 9.145 AC
 BLOCK ENV. -
 0.077 AC

Living 2163#
 Garage 480#

JEFF AND DAZIE KIRTLAND
 719 1/2 WILLOW CREEK ROAD
 GRAND JUNCTION, CO 81505



NTS

de
W
 4/29/04