

# DEFERRED FEES PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO.  

FEE \$ 10<sup>00</sup>  
 TCP \$ 2584-  
 SIF \$ 460-  
 Lift Sta 1104

PAID

ZONING APPROVAL

Building Address 2654 EAGLE RIDGE CT.  
 Parcel No. 2945-21st-41-013  
 Subdivision SPYGLASS RIDGE SUB.  
 Filing 1 Block NA Lot 76

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2,436  
 Sq. Ft. of Lot / Parcel 11,525  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 4,404  
 Height of Proposed Structure 20'

38%

**OWNER INFORMATION:**

Name JANE + LARRY MCKNIGHT  
 Address \_\_\_\_\_  
 City / State / Zip GJ, CO 81504

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name E. PERRY CONST. INC.  
 Address 2177 RED CLIFF CIR.  
 City / State / Zip GJ, CO, 81507  
 Telephone 640-8443

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: ACC APPROVAL  
Engineered foundation required  
Grading & Drainage prepared by Registered Engineer

**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 PLANNING STAFF**

ZONE R-2 (RF8 stds) Maximum coverage of lot by structures 30% 70  
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES  NO   
 Side 5/3 from PL Rear 10/5 from PL Floodplain Certificate Required: YES  NO   
 Maximum Height of Structure(s) 35 Parking Requirement 2  
 Voting District E Driveway Location Approval WAJ Special Conditions \_\_\_\_\_  
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 \_\_\_\_\_ Date 11/16/09  
 Planning Approval WS C. McKee Date 11/16/09

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. OMSD  
 Utility Accounting PI Bensley Date 11/17/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

PAID

DEFERRED  
 PAFOR  
 CITY  
 21561

Work Order Date: 11/17/2009	Premise Number: 0	Type: OMSD	Work Order #: <b>21561</b>
Service Address: 2654 EAGLE RIDGE CT		Connection Date: 3/17/2010	
Name: E PERRY CONSTRUCTION INC	Customer Number: 0	Subdivision: SPYGLASS RIDGE SUB	F: 1 B: 0 L: 76
Address: 2177 REDCLIFF CR		Tax Parcel ID: 2945-264-41-013	
City: Grand Junction	State: CO	Water Provider: <input type="radio"/> City <input checked="" type="radio"/> Ute <input type="radio"/> Clifton	Water Rate: W000
Zip Code: 81507	Telephone: (970) 640-8443	Sewer Provider: City	Sewer Rate: S101
Service Name:		Special Sewer District:	Sewer District Rate:
Address:		City Trash <input checked="" type="checkbox"/> Day: None	Billing Cycle: 0
City: Grand Junction	State: CO	Move In Service Order: 0	Move In Date: Init:
Zip Code: 0	Telephone:		

**Project Description/EQU Computation:**

DEFERRED FEES ON CITY PIF AND PLANNING FEES  
SINGLE FAMILY 1 EQU

Below is an estimate of water and/or sewer fees and development fees that will be due prior to issuance of certificate of occupancy by the Mesa County Building Department. In order to obtain your certificate of occupancy, you must pay these fees at the City of Grand Junction Customer Service Department prior to requesting a certificate of occupancy. Please bring this copy of the work order with you.

Plant Investment Fee/Acct	CSPLIF	2800	\$0.00
SewerDistTapFeeAcct:		1104	\$0.00
Extension Fees (Per EQU) Name:			
Acct:	903-622331-43996-30-Add Activity		\$0.00
Drainage:			\$0.00
TCP:		2554	\$0.00
Plan:		10	\$0.00
SLD:		460	\$0.00
Water Tap Size:			
Water Tap Account:	301-62110-46851-30		\$0.00
Treasurer Receipt#:	<del>999999</del> 031699	Total Due:	<del>\$0.00</del>

6928.00

**MESA COUNTY BUILDING INSPECTION**

750 MAIN STREET  
GRAND JUNCTION, CO 81501

FEES DEFERRED

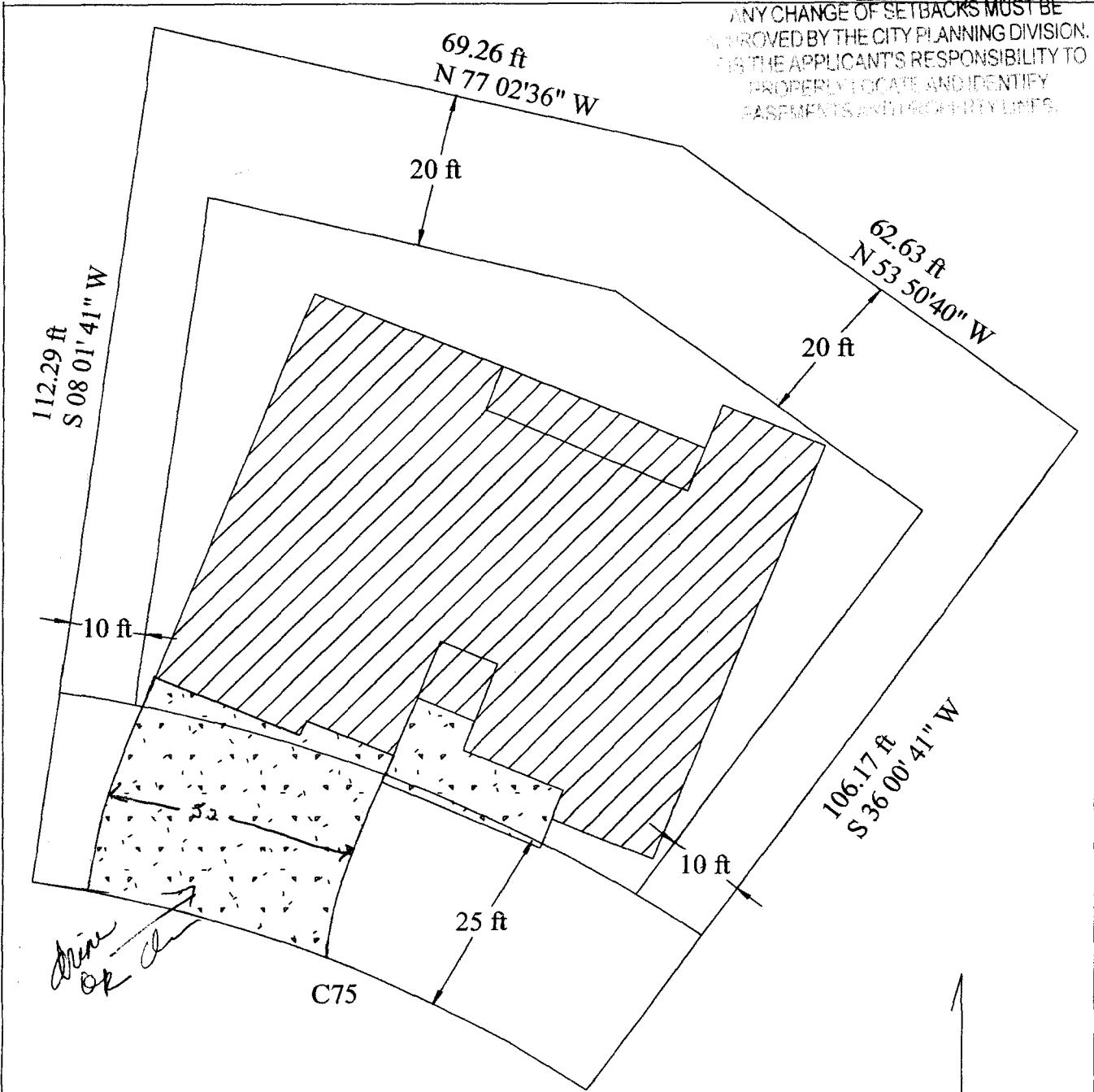
If signed below by the owner of the property and the City of Grand Junction, the Building Department may assume sewer service is available. If a building permit is not obtained within 90 days of the date of this workorder, this approval is VOID.

VOID AFTER 2/15/2010

CITY AUTHORIZED SIGNATURE: <b>Tammy Bensley</b>	OWNER / AGENT SIGNATURE:
CUSTOMER ***** NOT VALID 90 DAYS AFTER DATE OF ISSUANCE *****	PIPELINE MAINTENANCE SIGNATURE:

ACCEPTED *Wendy Spurr*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Lot Size = 11,525 SF  
 Impervious surface = 4,404SF  
 % Impervious surface = 38%

Site Plan Scale 1"= 20'



2654 Eagle Ridge Ct.  
 Lot 76 Filling 1  
 Spyglass Ridge Subdivision

E. Perry Construction, Inc  
 2177 Redcliff Cir.  
 Grand Junction, CO 81503  
 (970) 640-8443