

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 72905

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 668 30 Rd. TAX SCHEDULE NO. 2943-042-56-002
 SUBDIVISION Faircloud SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1401
 FILING/BLK X1 LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Grand Ridge Properties NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 570 Business Loop NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4610
 (2) APPLICANT Great Services USE OF EXISTING BLDGS NA
 (2) ADDRESS 3032 570 Business Loop DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-4610 Single Family Residence

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 PR 3.4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 23' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32' CENSUS 11 TRAFFIC 40 ANN# _____

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 11-16-99

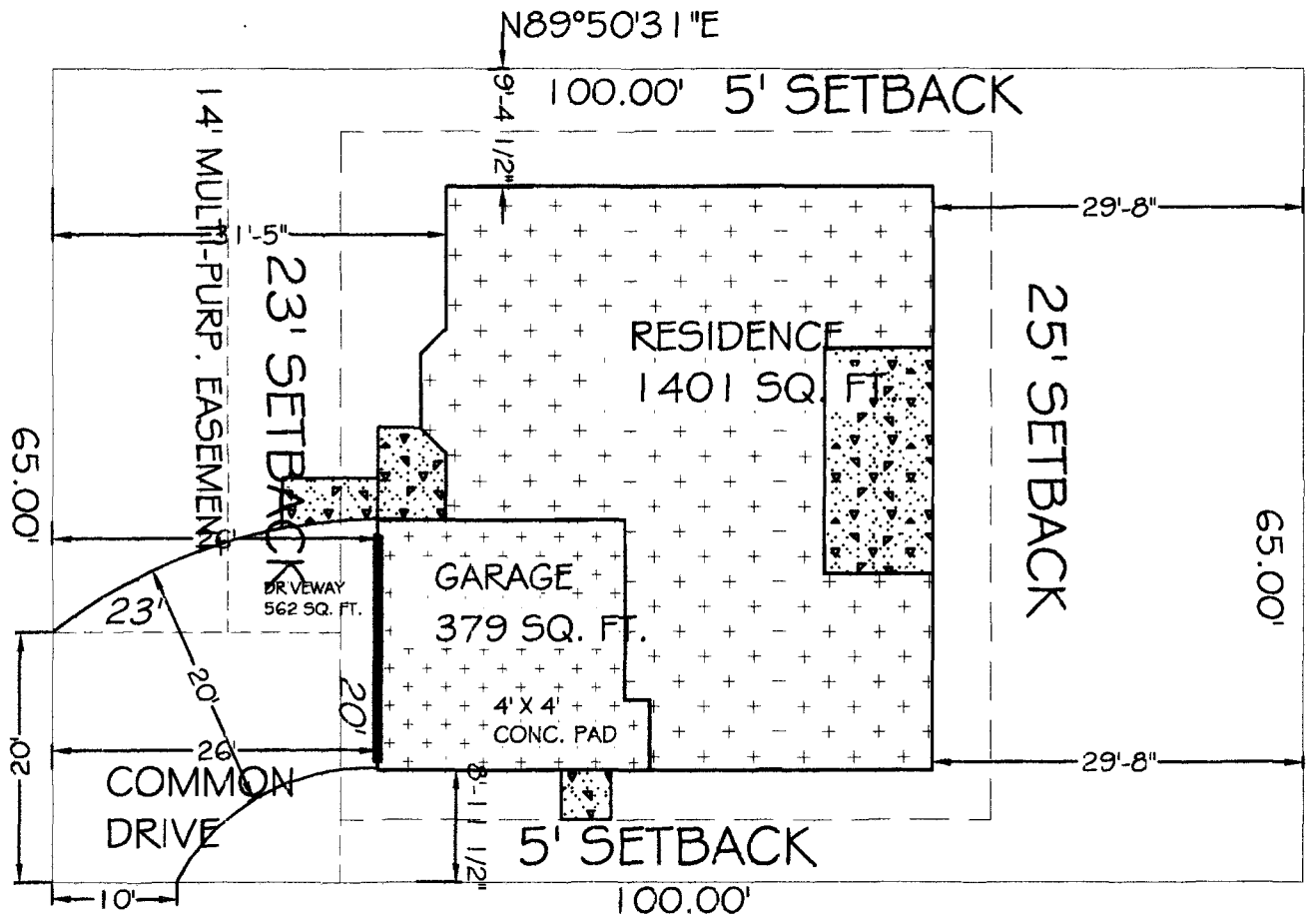
Department Approval [Signature] Date 11-18-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12708

Utility Accounting [Signature] Date 11/18/99

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)



MOD. WALKER, RT
668 30 ROAD

Alister
11/18
30 ROAD



*Drink Ok
Fuel Bars
11-17-99*

668 30 RD