

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 68354

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**



BLDG ADDRESS 672 30 Road TAX SCHEDULE NO. 2943-042-57-001  
 SUBDIVISION Faircloud SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1654  
 FILING 1 BLK 2 LOT 1 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER J P White Const Co NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3061 Avalon Dr  
 NO. OF BLDGS ON PARCEL  
 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-5067  
 USE OF EXISTING BLDGS single family res.  
 (2) APPLICANT owner DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ 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 spaces  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height 32' CENSUS 11 TRAFFIC 46 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Darlene White Date 1-15-99

Department Approval Santa Costello Date 1-19-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 11868

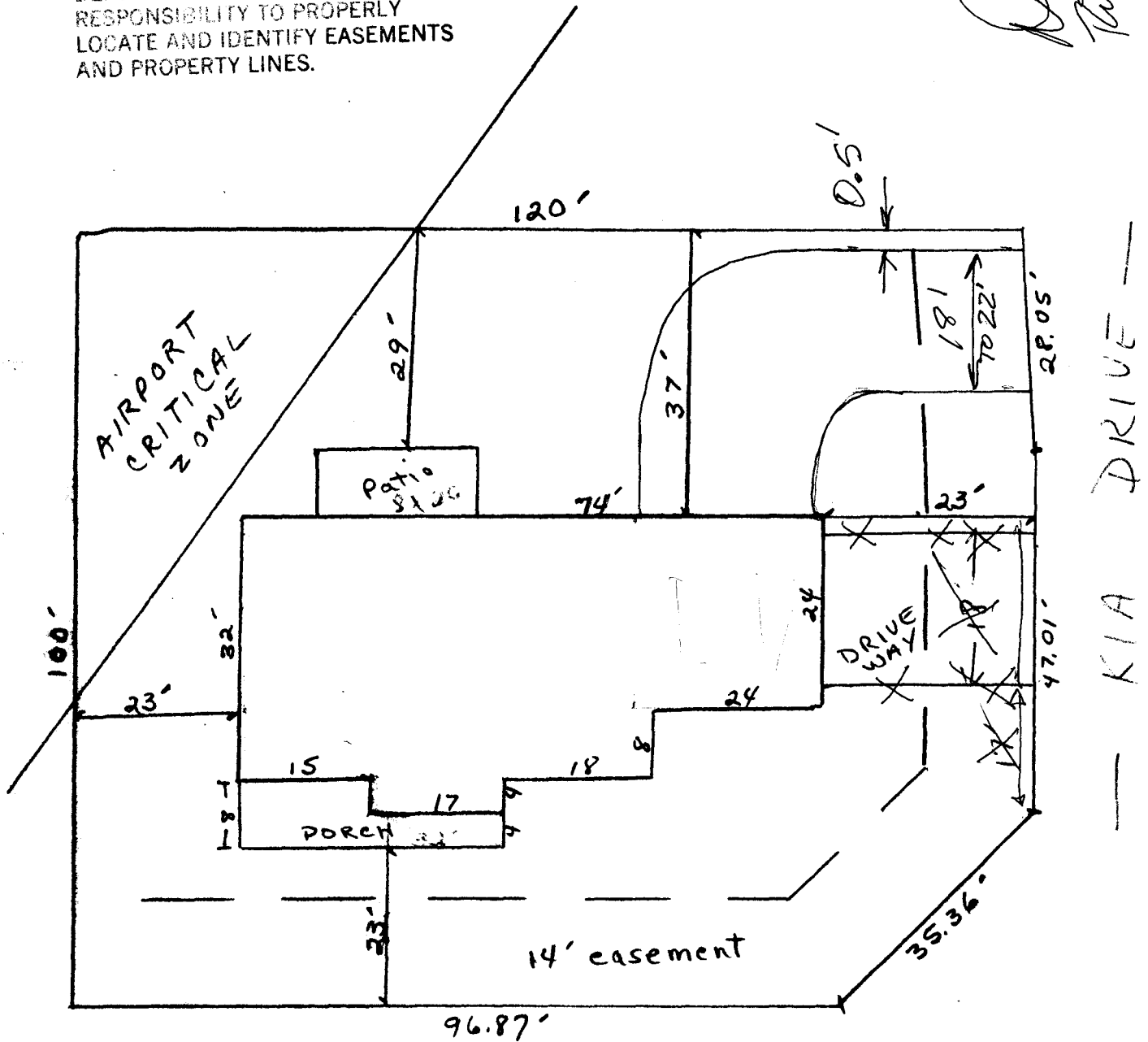
Utility Accounting K Bruner Date 1/19/99

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)

ACCEPTED SLC 1-19-99  
 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.

*Done Down*  
*1-19-99*



— 30 Road —

Lot 1 Block 2  
 Faircloud

170 20 Road