

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 70548

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 660 Faircloud Way TAX SCHEDULE NO. 2943-042-58-003
 SUBDIVISION Faircloud SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 FILING 1 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER J P White Const Co NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3061 Avalon Dr
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-5067
 (2) APPLICANT owner USE OF EXISTING BLDGS NA
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (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 PR3.4 Maximum coverage of lot by structures 35%
 SETBACKS: Front 23' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 25' from PL
 Maximum Height 32'
 CENSUS 11 TRAFFIC 50 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 Darlana White Date 6/8/99

Department Approval Ronnie Edwards Date 6/8/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12314

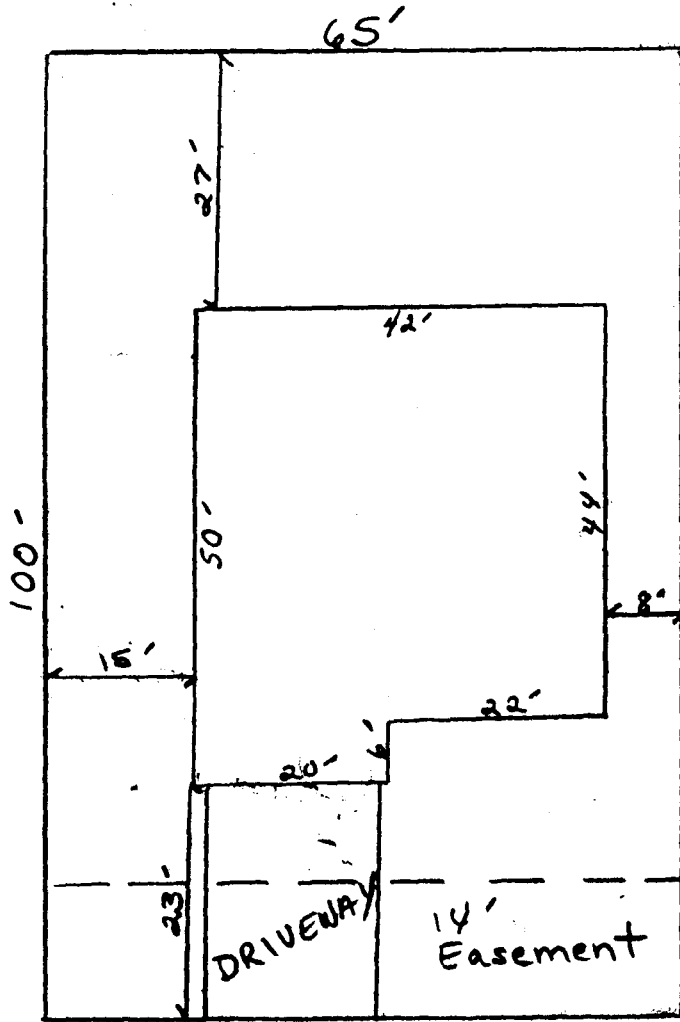
Utility Accounting _____ Date 6/11/99

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)

Ronnie 6/8/99

EASEMENTS
240 1/2 1/2 1/2 1/2



6/9/99
DRIVE O.K.
K. J. J.

N ←

65'
Faircloud Way
Lot 3 Block 3
Faircloud Subd. Filing 1
660 Faircloud Way