

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 72964

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 6071 Faircloud TAX SCHEDULE NO. 2943-042-56-013  
 SUBDIVISION Faircloud SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1629  
 FILING BLK 1 LOT 13 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 E-70 Business Loop  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 434-4616 BEFORE: 2 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT Great Services USE OF EXISTING BLDGS NA  
 (2) ADDRESS 3032 E-70 Business Loop DESCRIPTION OF WORK AND INTENDED USE:  
 (2) TELEPHONE 434-4616 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) 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 46 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 James A. [Signature] Date 11/22/99

Department Approval Ronnie Edwards Date 11/22/99

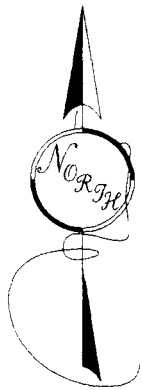
Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 12719

Utility Accounting Latte Vanover Date 11/23/99

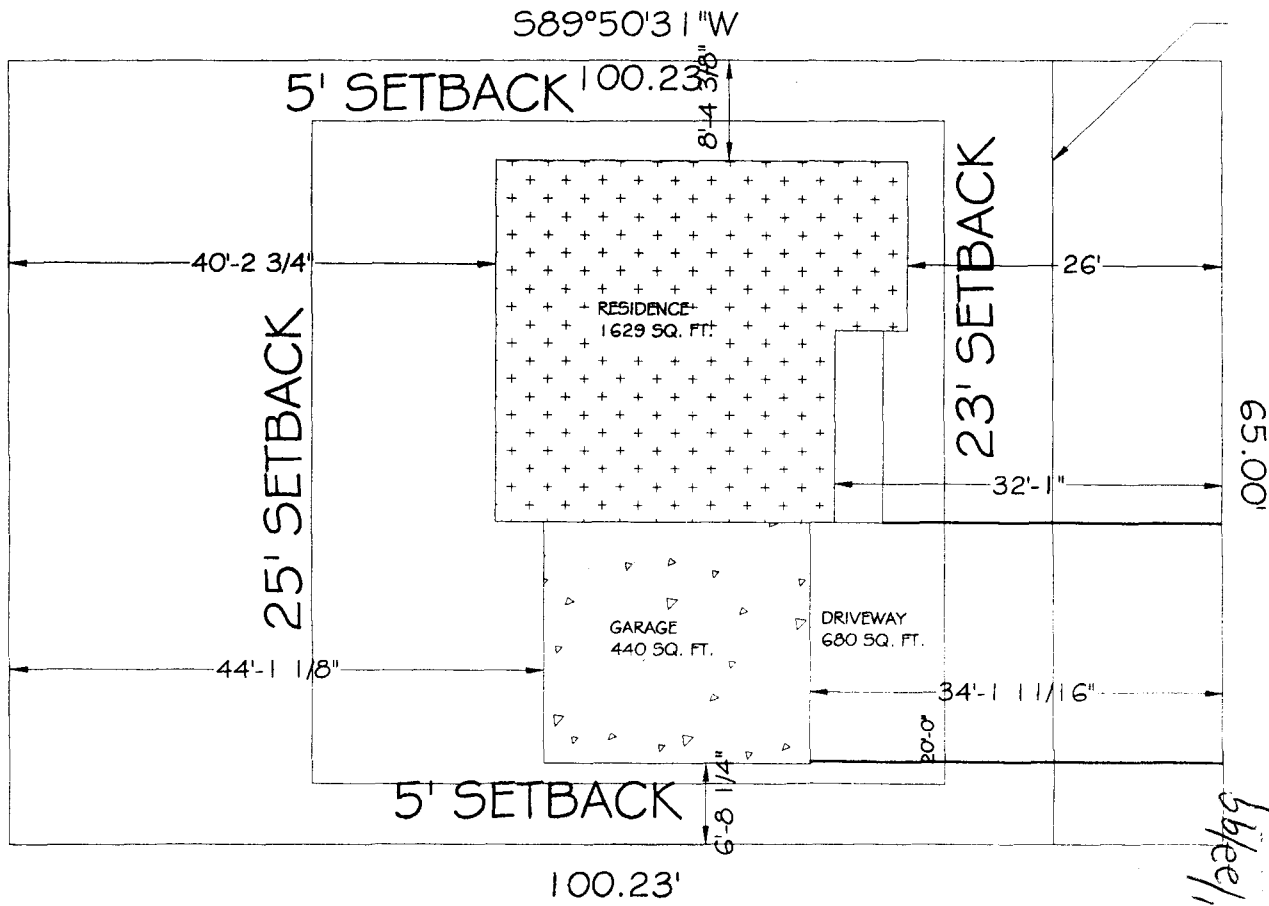
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

671 Faircloud



65.00'



14' MULTI-PURPOS  
EASEMENT

*Quinn Deering*  
*Arch Dec 11-22-99*

*Front*

*Ronnie 11/22/99*

671 Faircloud way

HANNAH, LT  
671 FAIRCLOUD WAY