

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 70229

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 473 Faircloud Way TAX SCHEDULE NO. 2943-042-56-012
 SUBDIVISION Faircloud SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1564~~1370
 FILING 1 BLK 1 LOT 12 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER J P White Const Co NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3061 Avalon Dr
 (1) TELEPHONE 434-5067 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT owner USE OF EXISTING BLDGS single fam. resi
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE same 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 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 Darlena White Date 5-17-99
 Department Approval Ronnie Edwards Date 5-17-99

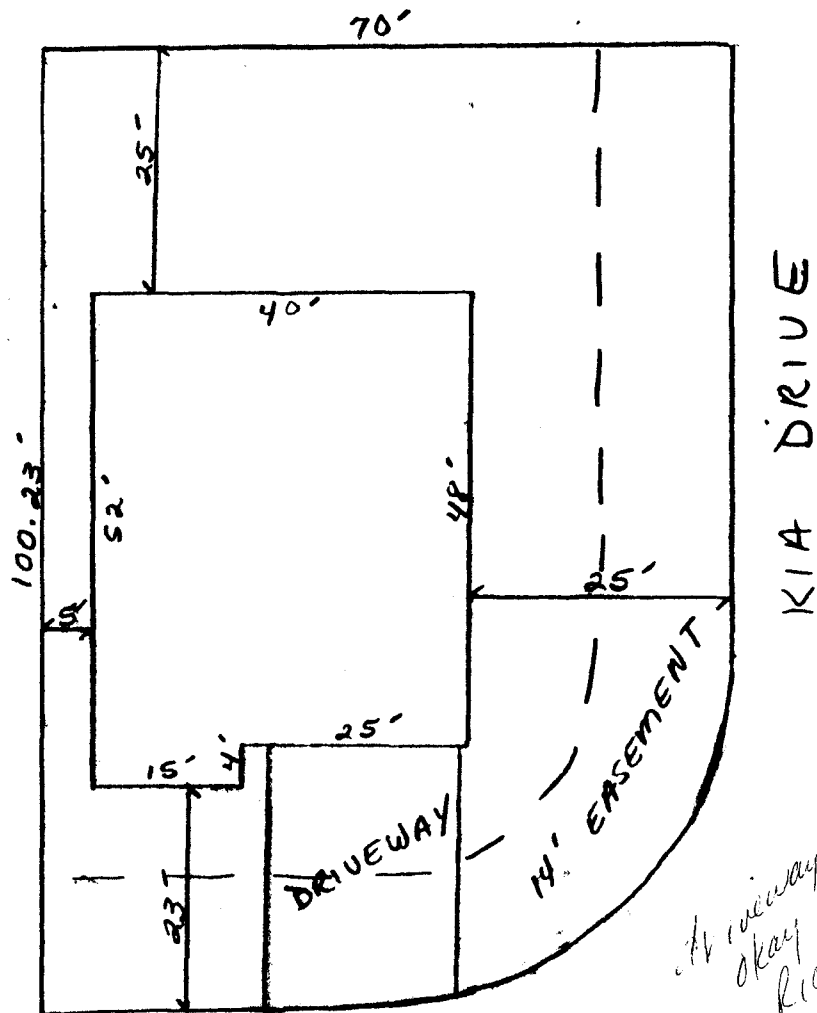
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12230

Utility Accounting Wabi Overholt Date 5/24/99

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

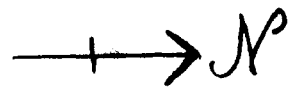
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

673 Faircloud Way



Driveway
okay per
Rick - 5/14/99
RSC

Lot 12 Block 1
Faircloud



673 Faircloud Way

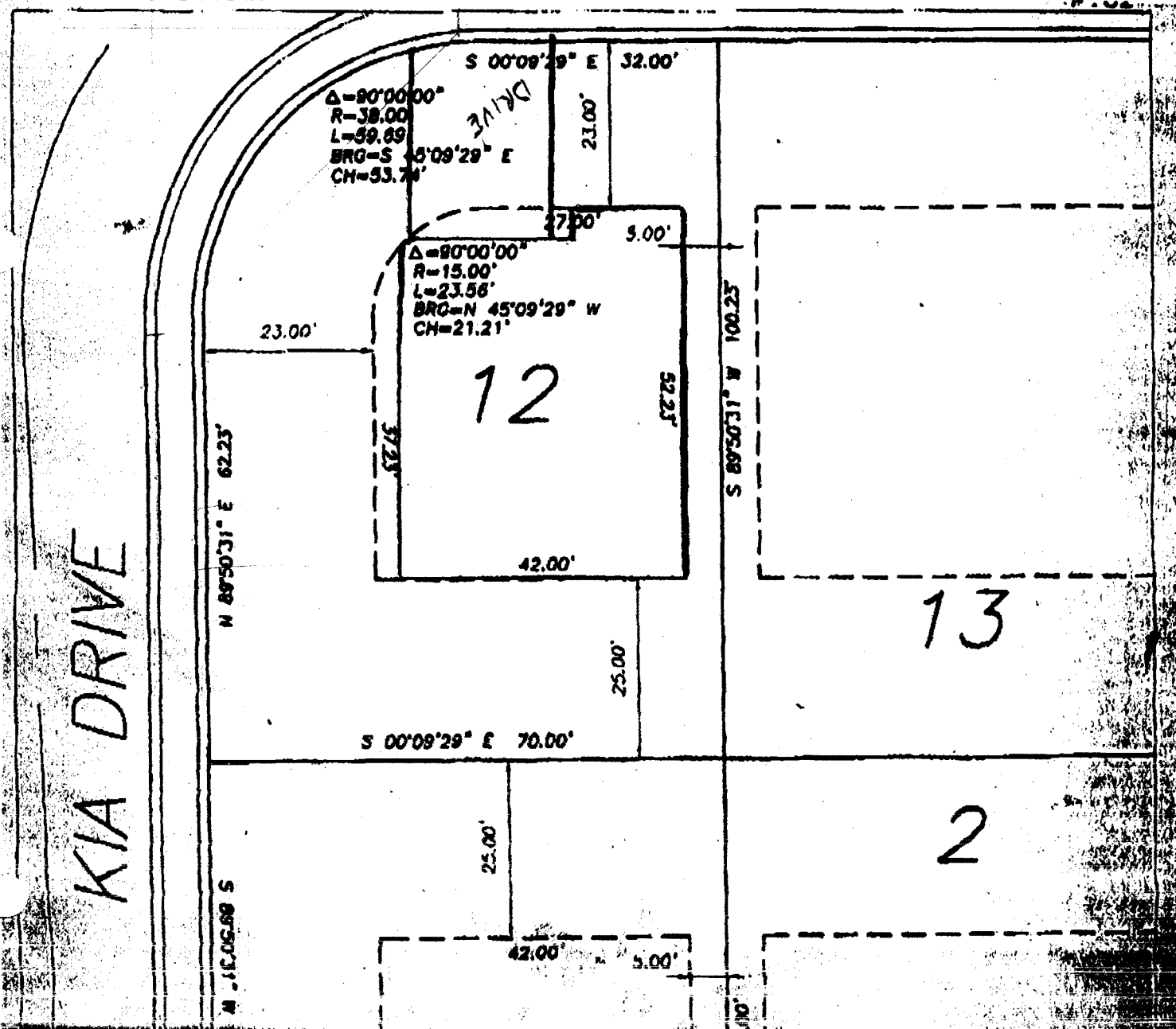
Darlana White

434-5067

preapproved driveway location
by Rick Davis 3:00 pm
5/14/99
Ronnie

N ←

Jan-25-99 03:21P



Colorado River Basin Sr Mesa County Irrigation Book 2064, Pages 336

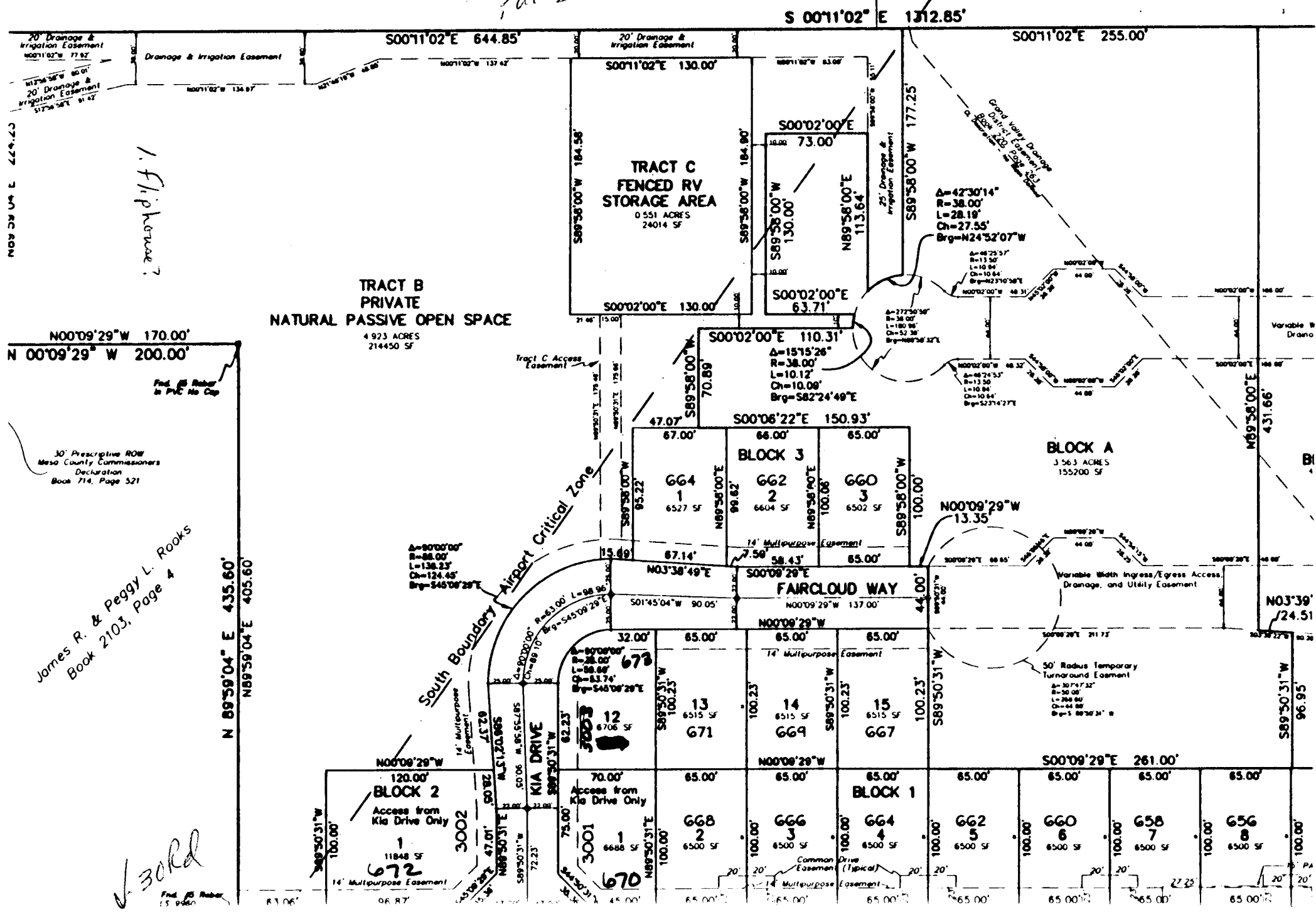
General Easement

EXCEPTION Book 1099, Page 492 Book 1704, Page 921

FILING NO. 1

Book

Faircloud



1. Fl. p house?

N 00°09'29" W 170.00'
N 00°09'29" W 200.00'

30' Prescriptive ROW Mesa County Commissioners Declaration Book 714, Page 521

James R. & Peggy L. Rooks Book 2103, Page 4

3000
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