

FEE \$	10.00
TCP \$	-
SIF \$	292.00



BLDG PERMIT NO. 73558

**PLANNING CLEARANCE**

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

BLDG ADDRESS 652 30 Rd. TAX SCHEDULE NO. 2943-042-56-010  
 SUBDIVISION Faircloud. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1248  
 FILING\BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Grand Ridge Properties NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3032 E-70 Bus Loop. NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 434-4616 USE OF EXISTING BLDGS N/A  
 (2) APPLICANT Great Services. DESCRIPTION OF WORK AND INTENDED USE:  
 (2) ADDRESS 3032 E-70 Bus Loop. Single Family  
 (2) TELEPHONE 434-4616

**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# \_\_\_\_\_

PAID  
 FEB 1 - 2000  
 CMC

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. Gray Date 2-1-2000  
 Department Approval Bill N... Date 2-1-00

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. see attached from (C-18)  
 Utility Accounting Marshall Cole Date 2/1/00

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)

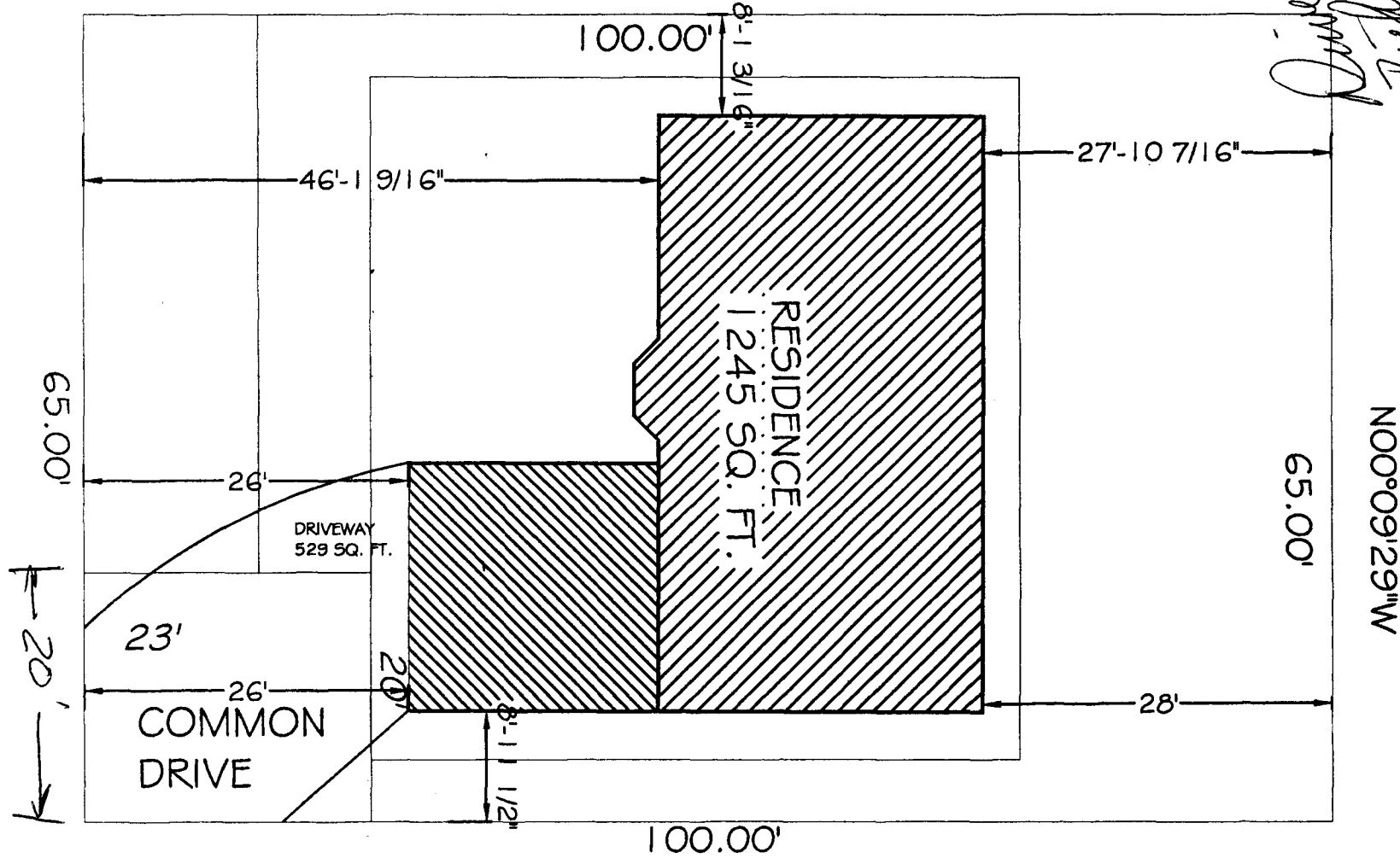
52 30 RD

21-00  
Bill Nulke

ACCEPTED  
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.

*Bill Nulke*  
2002-12-1

N89°50'31"E



OXFORD, RT  
52 30 ROAD