

FEE \$	10 -
TCP \$	
SIF \$	292 -

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

BLDG PERMIT NO. 74388



*EL*

Your Bridge to a Better Community

BLDG ADDRESS 654 30 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1100  
 TAX SCHEDULE NO. 2943-042-56-009 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1100  
 FILING 1 BLK 1 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 3032 E-70 Bus Loop USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Home  
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3032 E-70 Bus Loop  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-4616  Manufactured Home (HUD)  Other (please specify) DAD

**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) Permanent Foundation Required: YES  NO   
 or      from center of ROW, whichever is greater  
 Side 5' from PL, Rear 25' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions       
 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. Aubrey Date 3-20-2000  
 Department Approval Yvonne Magdon Date 4-6-00

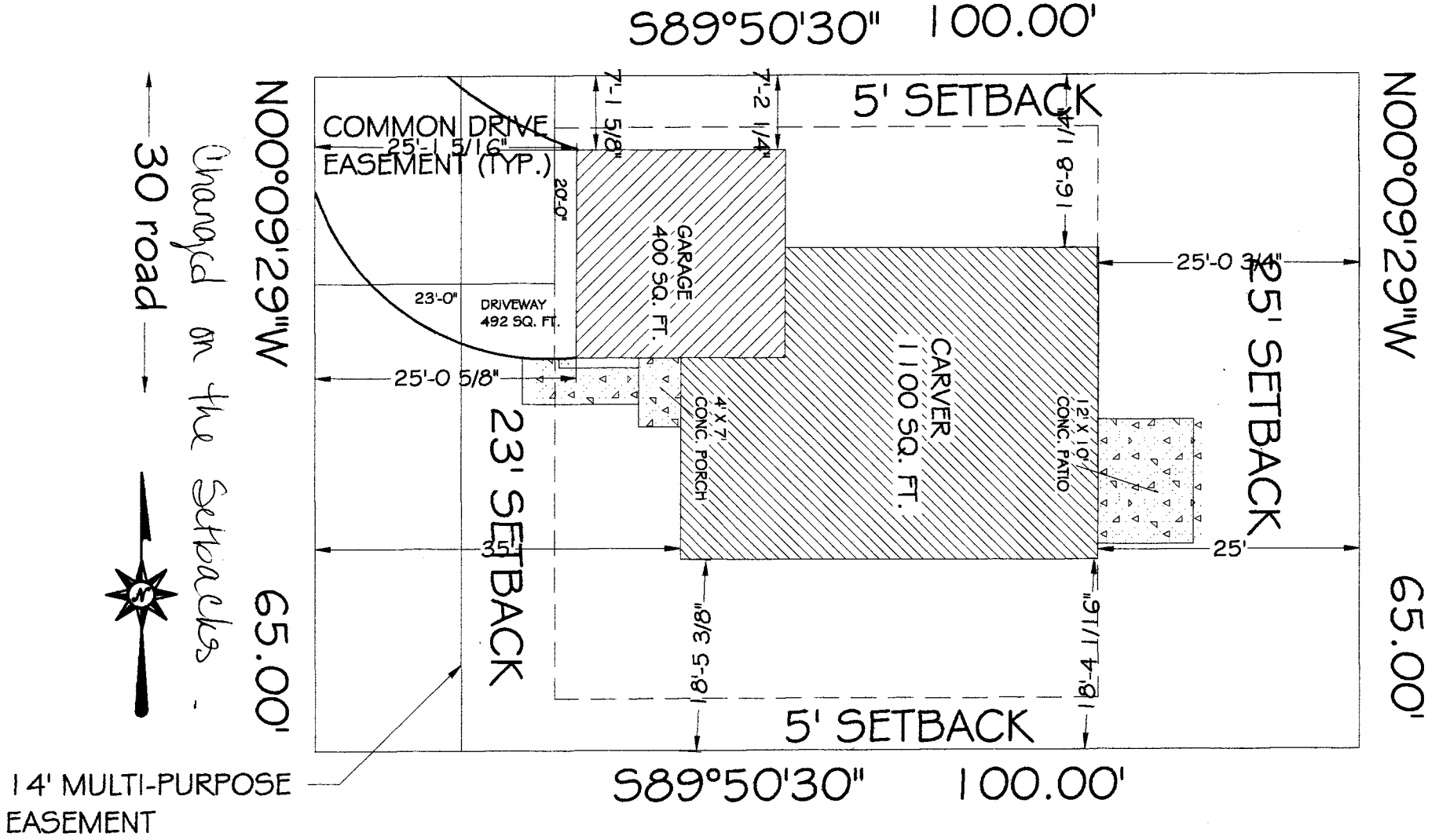
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>paid PIF at Central G.V. will set up when paper work arrives from CGUSD</u>
Utility Accounting	<u>T. Bousley</u>	Date	<u>4/6/00</u>

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)

NEW SETBACK

ACCEPTED *4/18/00* 4/25/00  
 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.



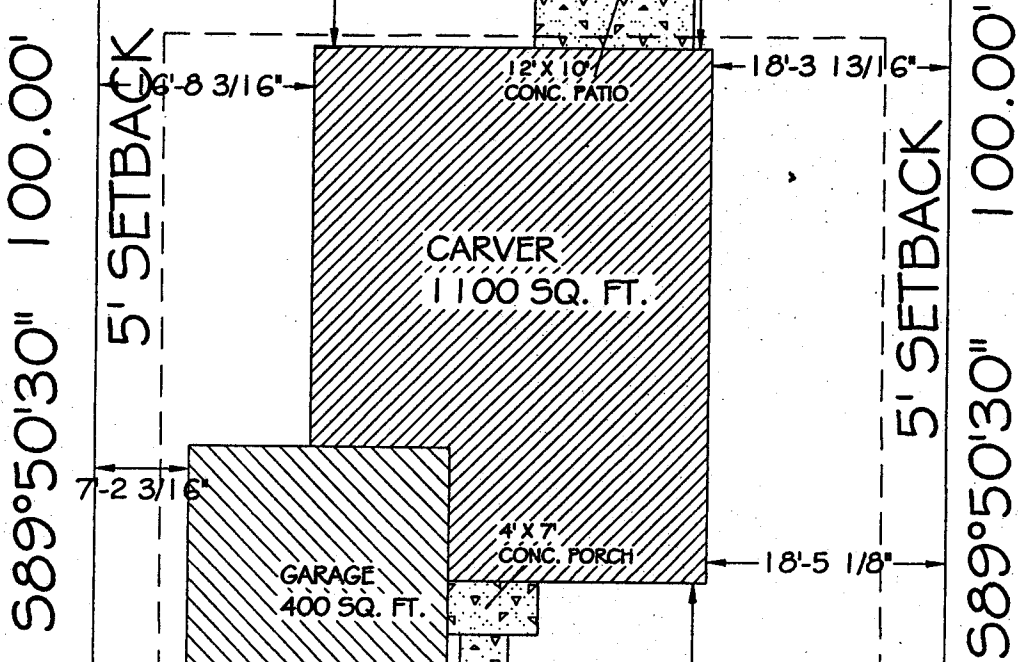
← 30 road →  
 Changed on the setbacks



14' MULTI-PURPOSE EASEMENT

CARVER, LT  
 LOT 9, BLK 1  
 654 30 ROAD

N00°09'29"W *1/31/00* 65.00'



N00°09'29"W MAINTAIN PERPENDICULAR ACCESS 65.00'

DRIVE OK AS MARKED

30 road *End*  
3/21/00



14' MULTI-PURPOSE EASEMENT

CARVER, LT  
LOT 9, BLK 1  
654 30 ROAD

654 30 RD

ACCEPTED  
ALL SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.