

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

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

BLDG PERMIT NO. 74026



Your Bridge to a Better Community

BLDG ADDRESS 658 30 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1104  
TAX SCHEDULE NO. 2943-042-56-007 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Fair Cloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1104  
FILING 1 BLK 1 LOT 7 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 New Home  
(2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
(2) ADDRESS 3032 E-70 Bus Loop  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 434-4616  Other (please specify) \_\_\_\_\_

**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 40 ANNEX# \_\_\_\_\_

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 \_\_\_\_\_  
Department Approval [Signature] Date 2/25/00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O NO
Utility Accounting	<u>[Signature]</u>	Date	<u>2/25/00</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)

ACCEPTED *Alshu 2/25*  
 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.

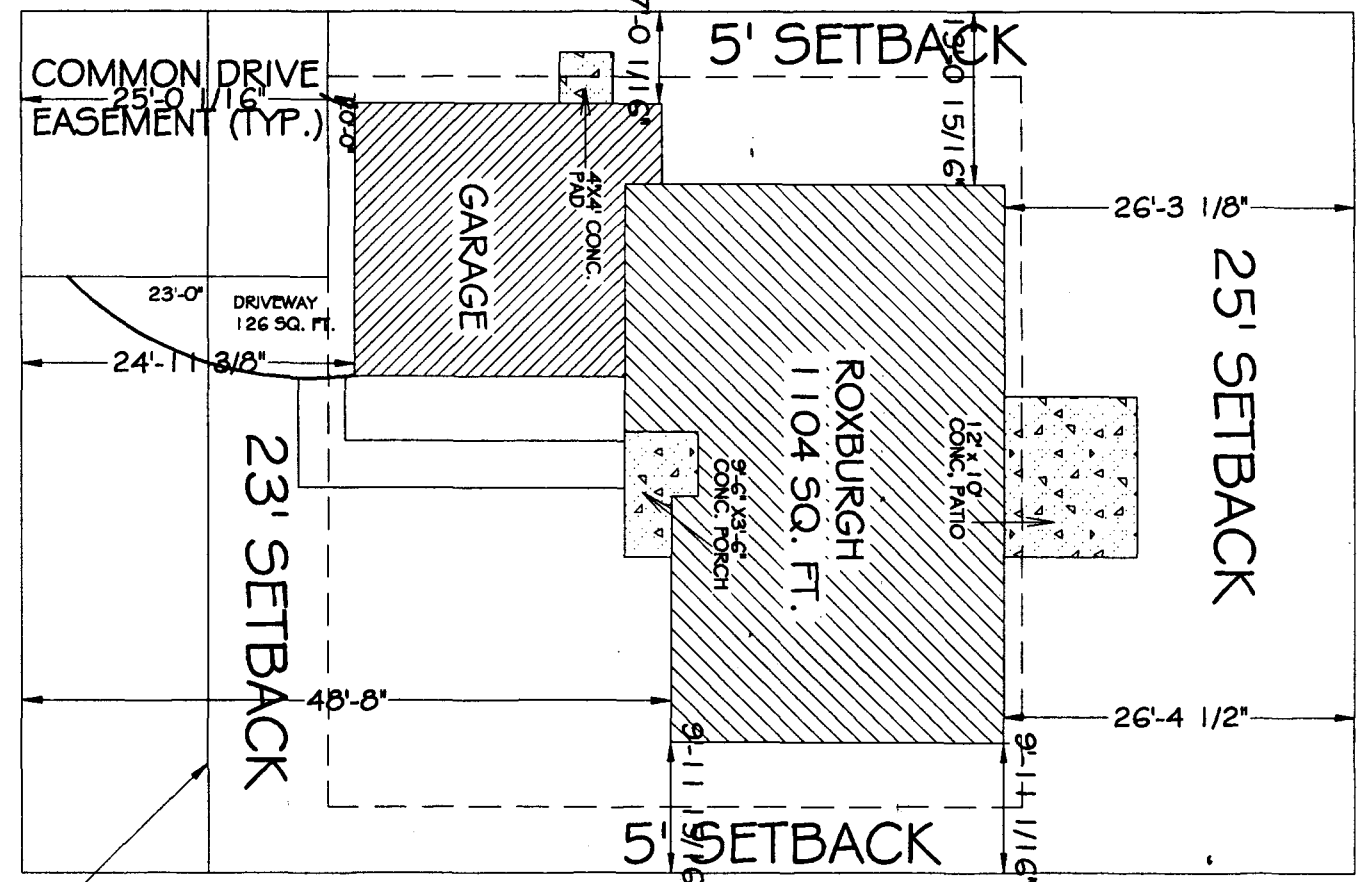
S89°50'30" 100.00'

N00°09'29"W

65.00'

N00°09'29"W

65.00'



*DRIVEWAY OK*  
*2/23/00*



14' MULTI-PURPOSE EASEMENT

ROXBURGH, LT  
 LOT 7, BLK 1  
 658 30 ROAD