

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73715



Your Bridge to a Better Community

BLDG ADDRESS 260 30 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1100

TAX SCHEDULE NO. 2743-242-56-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fair Cloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1100

FILING 1 BLK 1 LOT 6 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 3132 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3132 E-70 Bus Loop

(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 _____

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 _____ Special Conditions _____

CENSUS 11 TRAFFIC 46 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 Juan Arana CINGNIT Date 4-20-00

Department Approval Y/Isela Aragon Date 4-25-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	WFO No. <u>72 C/VSD</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>4/25/00</u>		

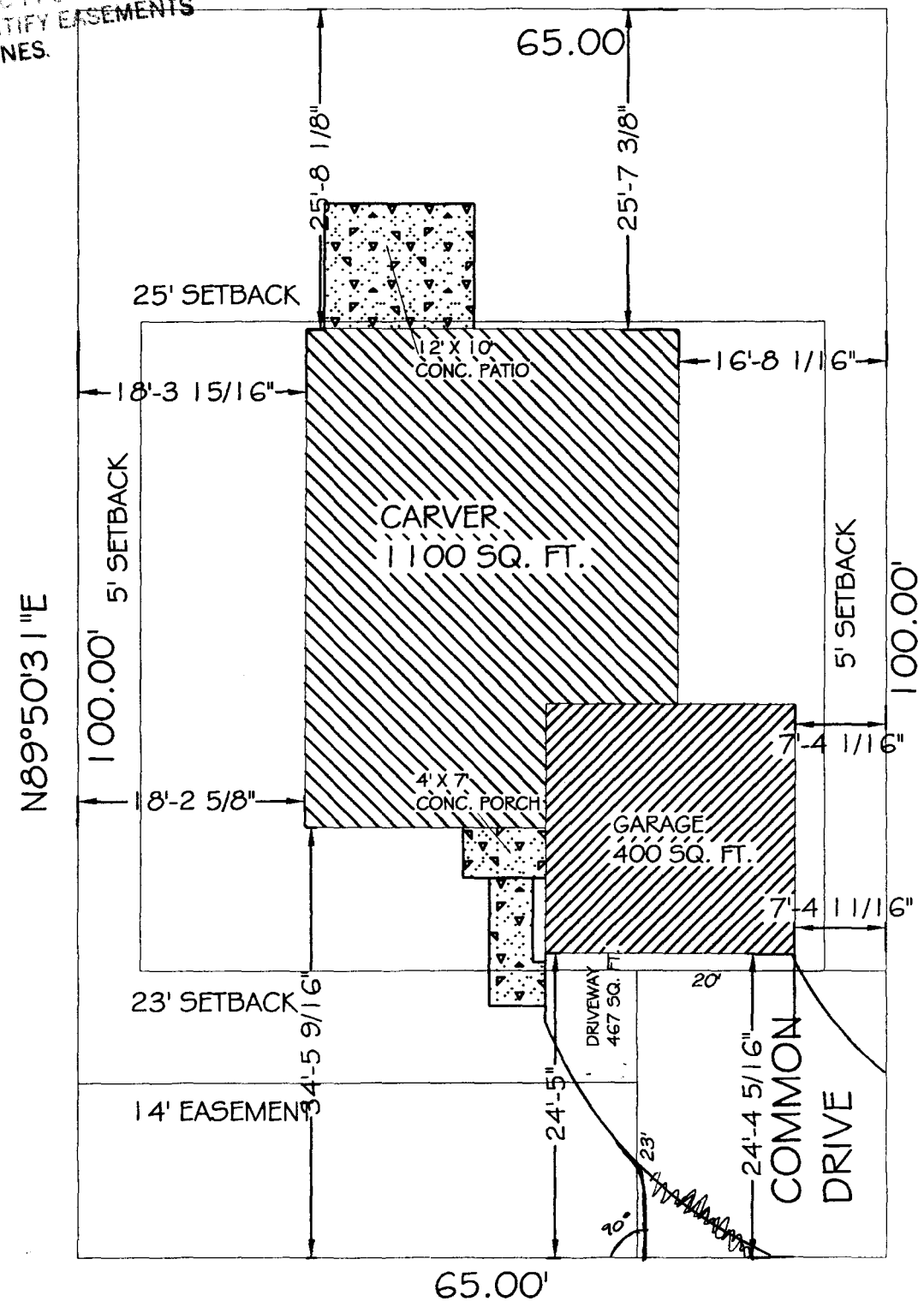
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

4/18/00 4/25/00

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

N00°09'29"W



add 30 rd

CARVER, RT
660 30 ROAD

DRIVE OK AS MODIFIED
Eric Stone
4/21/00

