

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 74387



Your Bridge to a Better Community

BLDG ADDRESS 30 Rd 662 Faircloud SQ. FT. OF PROPOSED BLDGS/ADDITION 1245  
 TAX SCHEDULE NO. 2943-042-56-05 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1245  
 FILING 1 BLK 1 LOT 5 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 5-70 Bus Loop USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4614 DESCRIPTION OF WORK & INTENDED USE Single Family Home  
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3032 5-70 Bus Loop  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-4614  Manufactured Home (HUD)  
 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 56 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 [Signature] Date 3-16-00  
 Department Approval [Signature] Date 3-6-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>CGUSD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/6/00</u>

*paid PIF at CGUSD. Will set up w/o when paperwork forwarded from CGUSD*

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)

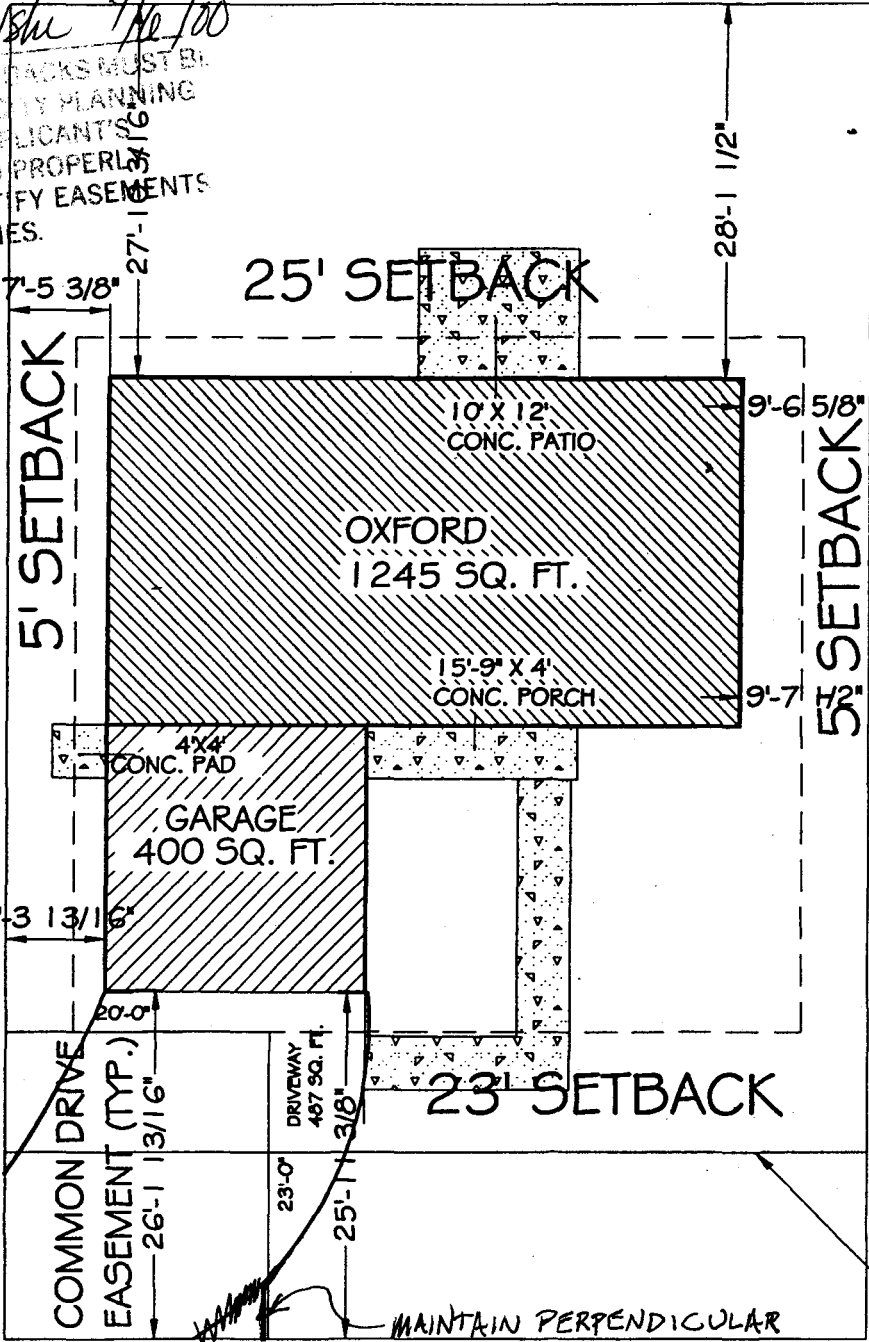
ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*4/18/00 4/10/00*

N00°09'29"W

65.00'

S89°50'30" 100.00'



N00°09'29"W

65.00'

*DRIVE OK AS MARKED*  
*End*  
*3/21/00*  
 ← 30 road →



OXFORD, LT  
 LOT 3, BLK 1  
 662 30 ROAD