

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

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

BLDG PERMIT NO. 73716



Your Bridge to a Better Community

BLDG ADDRESS 664 30 Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 1100
TAX SCHEDULE NO. 2943-042-56-004 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION FairCloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1100
FILING 1 BLK 1 LOT 4 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 434-4616 DESCRIPTION OF WORK & INTENDED USE New Home
(2) APPLICANT Great Services TYPE OF HOME PROPOSED:
(2) ADDRESS 3032 5-70 Bus Loop Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 434-4616 James 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 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).

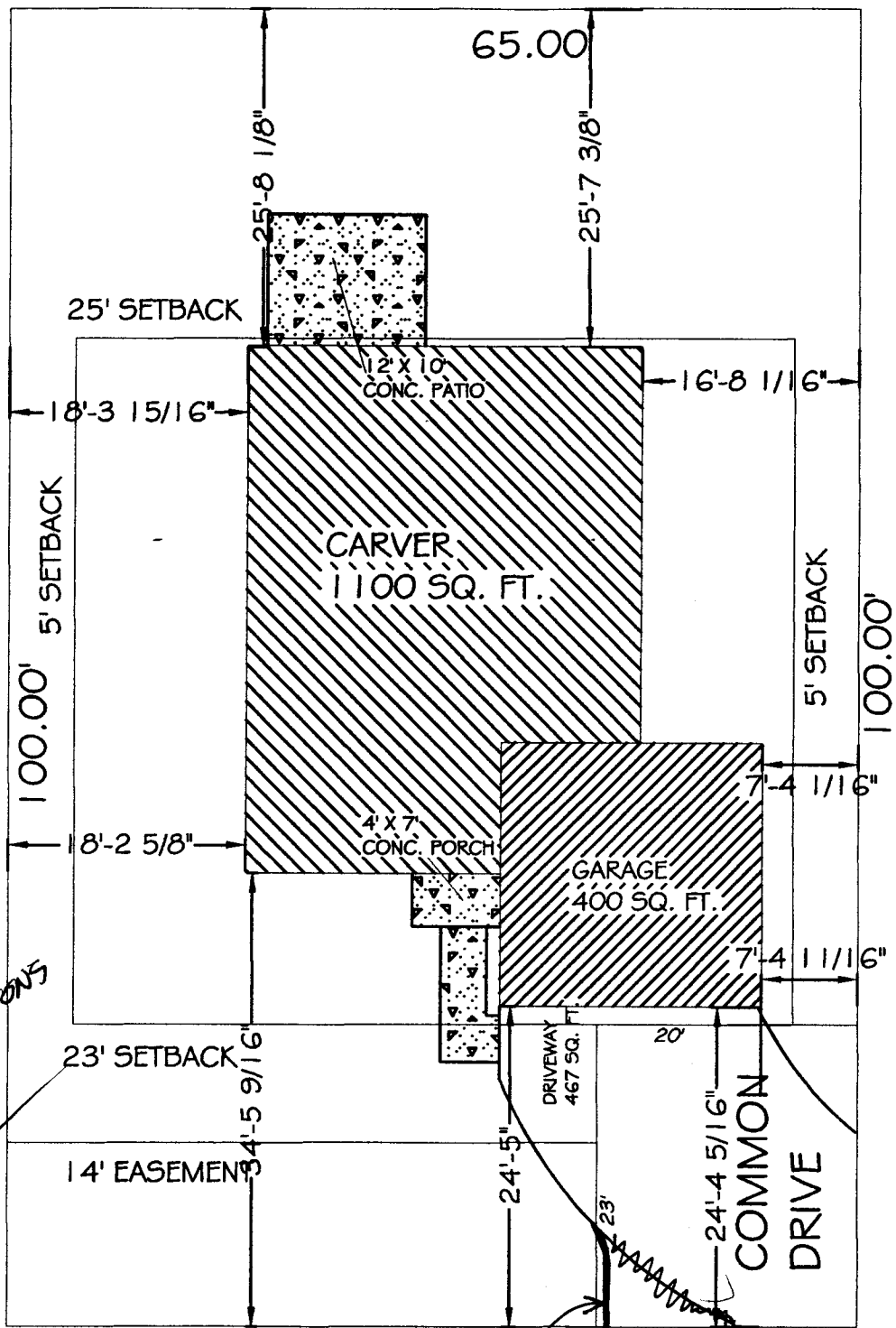
Applicant Signature James A. Gandy Date 2-17-2000
Department Approval Y/Iske Chagan Date 2/25/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20821 P 08/20</u>
Utility Accounting <u>Debi Overholt</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)

N00°09'29"W



ACCEPTED *Y. Niska 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.

DRIVEWAY OK WITH MODIFICATIONS AS SHOWN
Emp Hll
2/17/00

06/15/00

30 ROAD

MODIFY DRIVE TO ALLOW FOR PERPENDICULAR VEHICLE ACCESS TO 30 ROAD, AS SHOWN.



CARVER, RT
 664 30 ROAD