

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 73704



Your Bridge to a Better Community

BLDG ADDRESS 669 FairClard SQ. FT. OF PROPOSED BLDGS/ADDITION 1288  
 TAX SCHEDULE NO. 2943-042-56-014 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION FairClard TOTAL SQ. FT. OF EXISTING & PROPOSED 1288  
 FILING 1 BLK 1 LOT 14 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Grand Ridge Properties  
 (1) ADDRESS 3032 570 Busloop USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4016 DESCRIPTION OF WORK & INTENDED USE Single Family  
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3032 570 Busloop  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-4016  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 \_\_\_\_\_  
 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 [Signature] Date 2-1-2000  
 Department Approval [Signature] Date 2/4/00

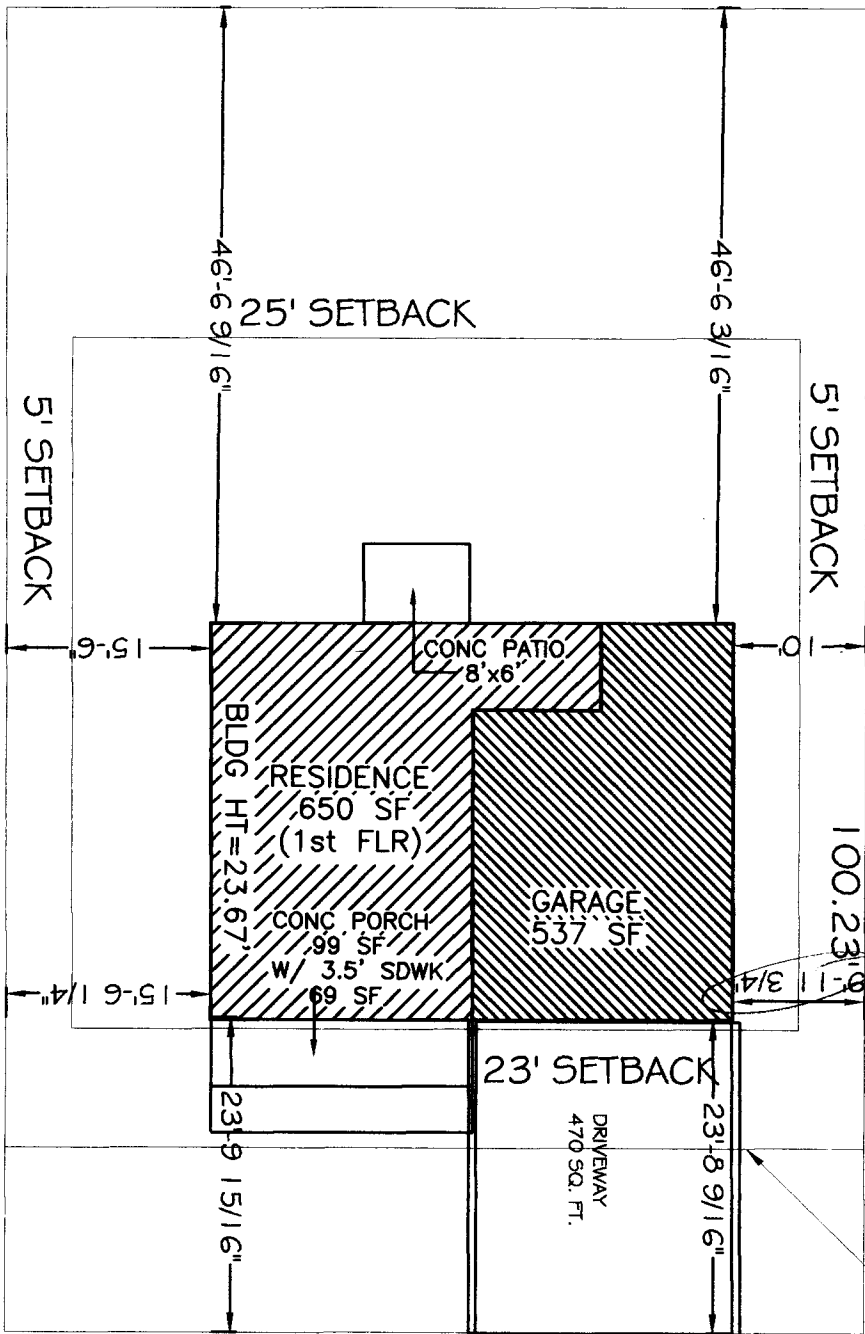
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>see attached</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/4/00</u>

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)



65.00'



THEO, RT  
669 FAIRCLOUD WAY

100.23'

589°50'31" W

100.23'

2/2/00  
DRIVE O.K.

14' MULTI-PURPOSE  
EASEMENT

**ACCEPTED** *SLC 2/4/00*  
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.