

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻

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

BLDG PERMIT NO. 75471



ex

Your Bridge to a Better Community

BLDG ADDRESS 3001 KIA SQ. FT. OF PROPOSED BLDGS/ADDITION 1288
 TAX SCHEDULE NO 2943-04256-001 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION FAIRCLOUD TOTAL SQ. FT. OF EXISTING & PROPOSED 1288
 FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER GRAND RIDGE PROP. 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 (970) 434-4616 DESCRIPTION OF WORK & INTENDED USE Single family dwelling
 (2) APPLICANT GREAT SERVICES TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 E-70 BUS. LOOP Site Built Manufactured Home (UBC)
 (2) TELEPHONE (970) 434-4616 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 no bldgs in easements
 CENSUS 11 TRAFFIC 46 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 Julie Ann Cramer Date 6/5/00
 Department Approval Ronnie Edwards Date 6/6/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13185</u>
Utility Accounting	<u>Rettie Lanover</u>		Date <u>6-19-00</u>

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

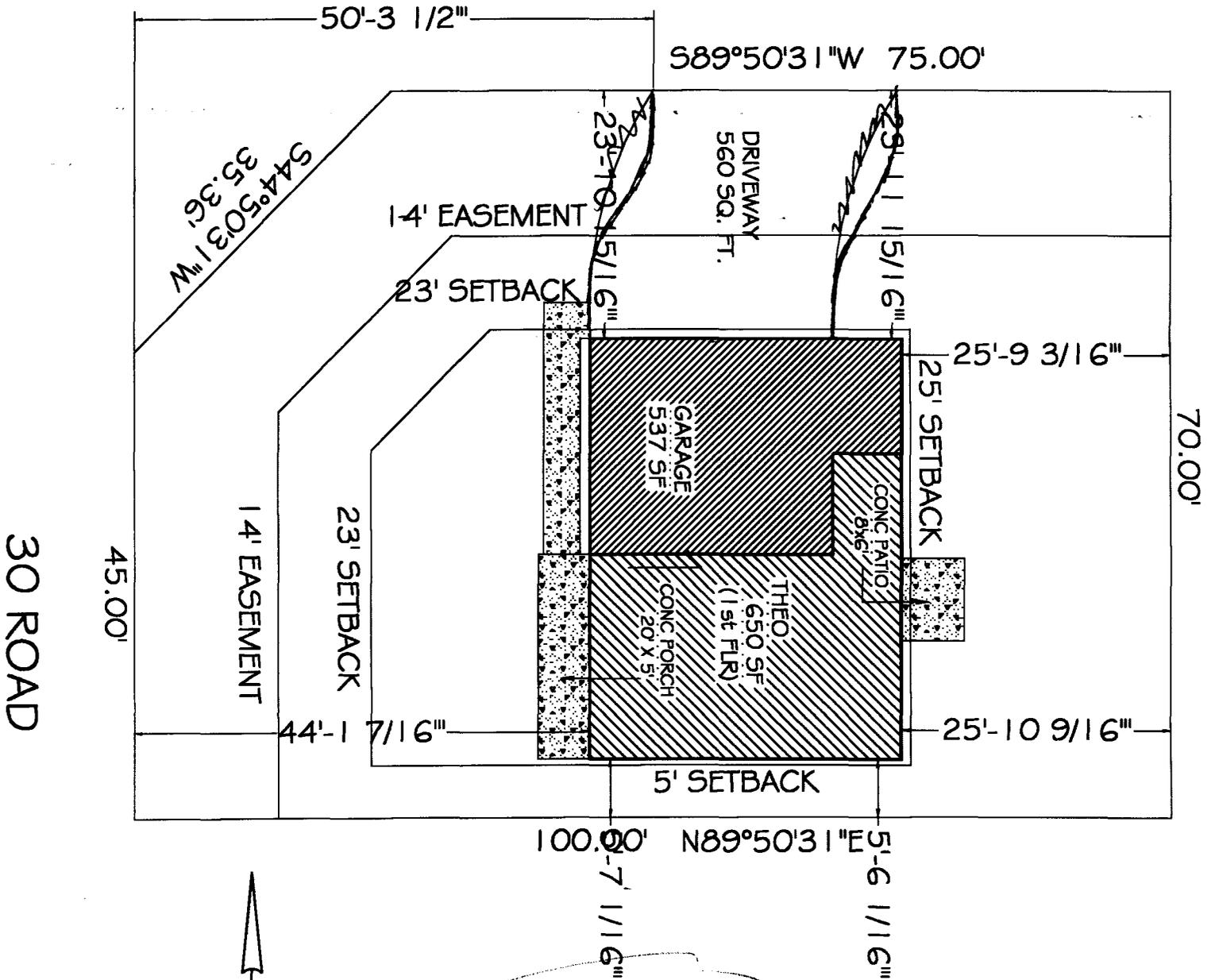
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED
 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.

6/6/00

DRIVE OK KS MODIFIED
SH
6/5/00

KIA DRIVE



30 ROAD



3001 KIA DRIVE
 THEO, LT SIDELOAD
 LOT I, BLOCK I