

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 70578



Your Bridge to a Better Community

BLDG ADDRESS 2771 Wash. Res. Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1695
 TAX SCHEDULE NO. 2943-294-18-017 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Olympic Pines Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED 1695
 FILING 2 BLK 1 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Robert Zabir NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3060 NEGRACREE TRAIL USE OF EXISTING BUILDINGS —
NORTH STREET MICHIGAN 48047
 (1) TELEPHONE —
 (2) APPLICANT BENERS Building Inc DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) ADDRESS 3008 Zenobia Ct TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 970 261-2573 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 PB3.9 Maximum coverage of lot by structures —
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES — NO —
 or — from center of ROW, whichever is greater
 Side 15' from PL, Rear 15' from PL Parking Req'mt 2
 Maximum Height — Special Conditions ACCO approval req'd
 CENSUS 13 TRAFFIC 82 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 8-21-00
 Department Approval [Signature] Date 8-22-00

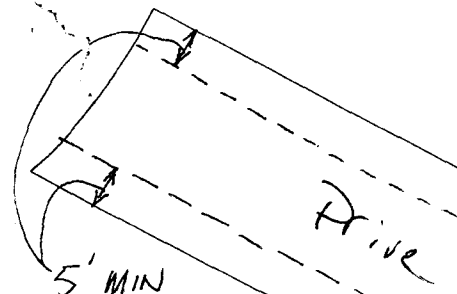
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13340</u>
Utility Accountir.g	<u>[Signature]</u>	Date	<u>8/22/00</u>

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)

NOTICE:

1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.



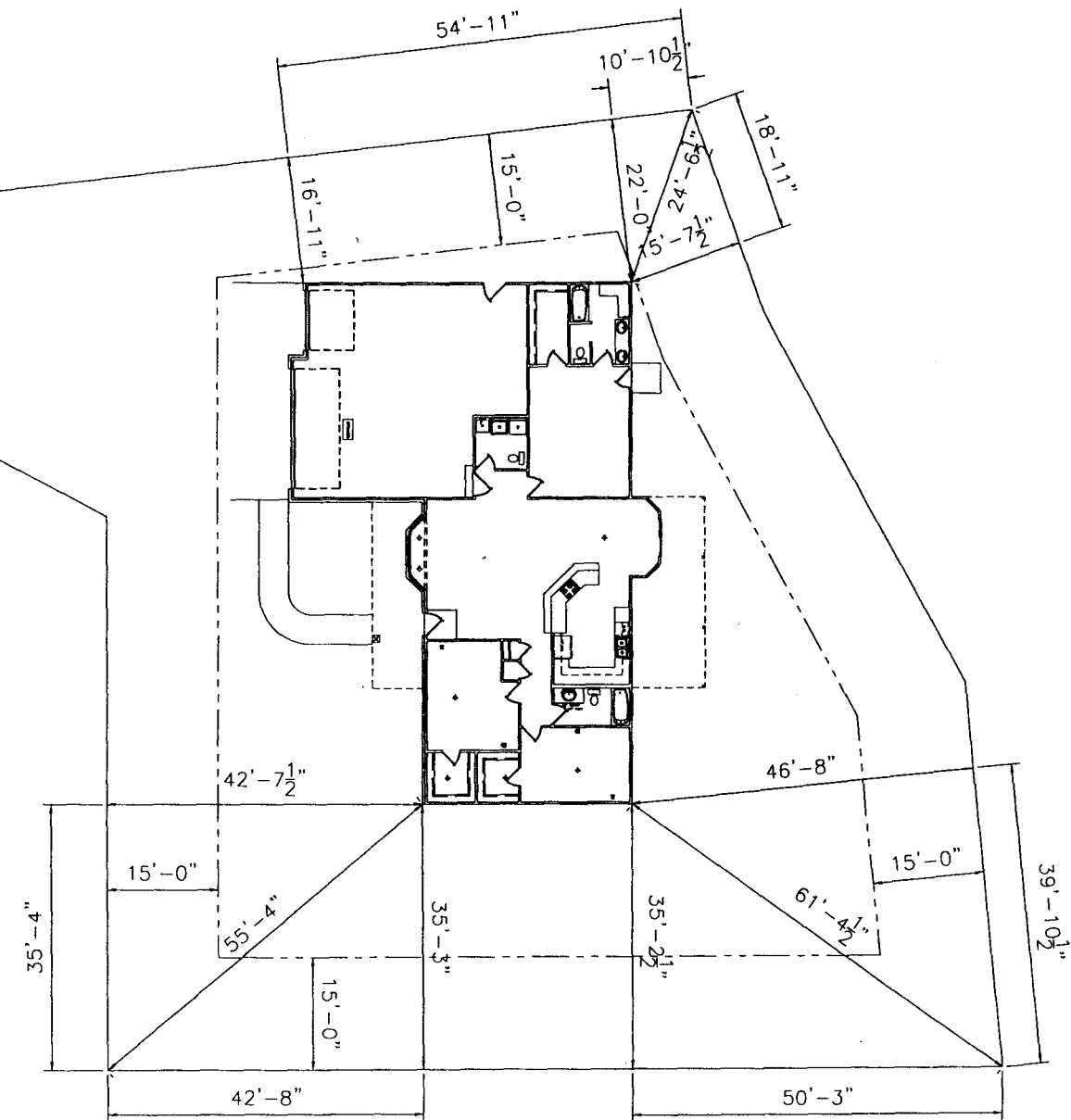
- MAX. DRIVE WIDTH = 15'
- CENTER DRIVE IN LOT ACCESS CORRIDOR

24 8/21/00

Lot 15
2991 Mesquite Rd

CHIPETA PINES
LOT 15
16270 SF Lot
House 1695

ACCEPTED SLC 8/22/00
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.



PLOT PLAN

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)