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

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

BLDG PERMIT NO. 76450



Your Bridge to a Better Community

BLDG ADDRESS 3603 Partridge Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3200 sqft
 TAX SCHEDULE NO. 2701-352-61-010 SQ. FT. OF EXISTING BLDGS n/a
 SUBDIVISION Partridge Farms TOTAL SQ. FT. OF EXISTING & PROPOSED 3200 sqft
 FILING 1 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Marc Cadez NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2603 Partridge Ct, 65 81506 USE OF EXISTING BUILDINGS n/a
 (1) TELEPHONE ~~245-2828~~ 245-0525 DESCRIPTION OF WORK & INTENDED USE Residence - New
 (2) APPLICANT Sun King Mgmt Corp TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 3299, 65 81502 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-9173 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or 60 from center of ROW, whichever is greater Permanent Foundation Required: YES NO
 Side 25' from PL, Rear 35' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 16 TRAFFIC 13 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 7-21-00
 Department Approval [Signature] Date 7-25-00

| | | | |
|--|---|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No <u>13261</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>7/26/00</u> |

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

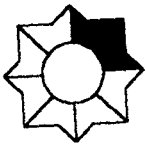
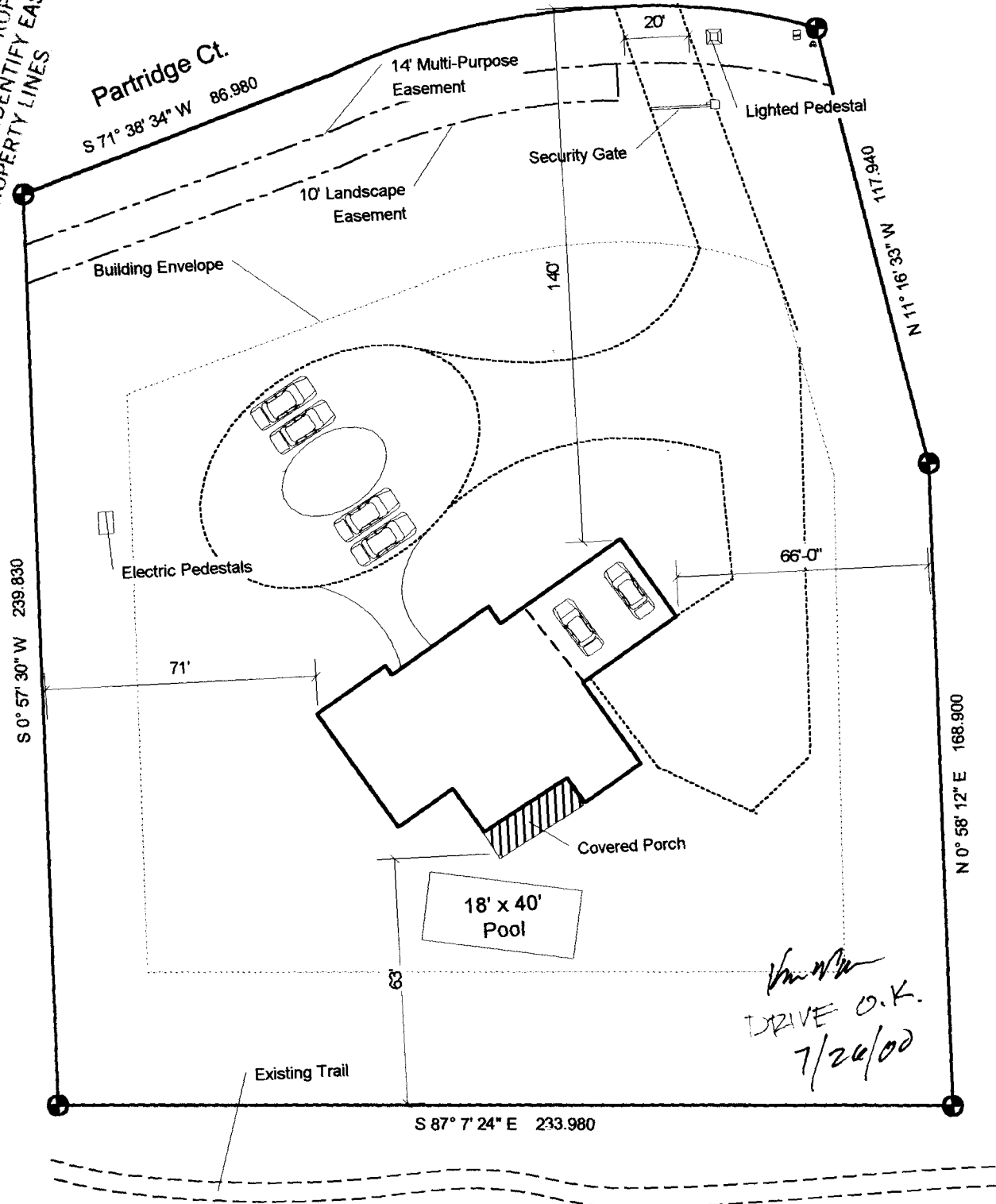
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Marc Cadez Residence

2603 Partridge Ct.

Lot 10 - Partridge Farms Subdivision

11/25/00
APPROVED BY
DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES



SUN KING

INTEGRATED CONSTRUCTION SERVICES
970-245-9173



Scale: 1" = 40'
Date: 7-21-2000