

Land Use 7/5/00

Effective 9/17

FEE \$	10
TCP \$	500.00
SIF \$	292

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 75785



Your Bridge to a Better Community

BLDG ADDRESS 2610 Partridge Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 4028

TAX SCHEDULE NO. 2701-352-61-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Partridge Farms TOTAL SQ. FT. OF EXISTING & PROPOSED 4028

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER Joe Bander NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 5585 S Krameria St USE OF EXISTING BUILDINGS New Res

(1) TELEPHONE 1-303-295-0565 DESCRIPTION OF WORK & INTENDED USE New Res

(2) APPLICANT Merritt Const Inc TYPE OF HOME PROPOSED:

(2) ADDRESS 1420 Motor Street Site Built Manufactured Home (UBC)

(2) TELEPHONE 241-5164 250-1712 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 25' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater

Side 25' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____
CENSUS 16 TRAFFIC B 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 7-11-00

Department Approval [Signature] Date 7-12-00

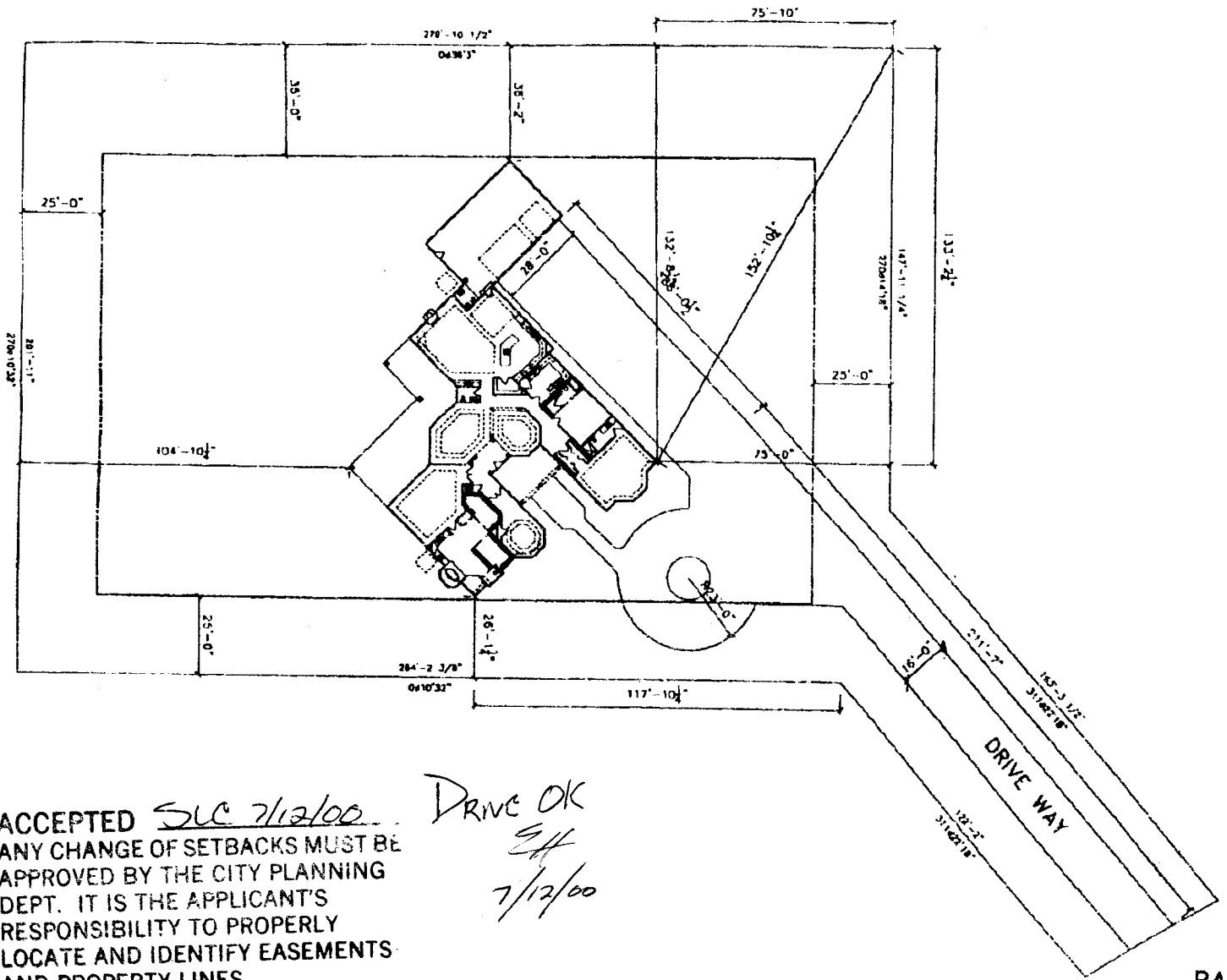
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>13245</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-12-00</u>

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)

1.45 acres

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



PARTRIDGE FARMS
LOT 3

ACCEPTED SUC 7/12/00
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.

DRIVE OK
EH
7/12/00

2610
PARTRIDGE COURT

RJE

PLOT PLAN
SCALE: 1/16" = 1'-0" (EXCEPT WHERE NOTED)