

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 79502



Your Bridge to a Better Community

BLDG ADDRESS 3010 Bentley Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2048
TAX SCHEDULE NO. 2943-012-100-010 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 2048
FILING 2 BLK 3 LOT 4 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 3032 1-70 Bus. Loop USE OF EXISTING BUILDINGS NIA
(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residence
(2) APPLICANT Great Services TYPE OF HOME PROPOSED:
(2) ADDRESS 3032 1-70 Bus. Loop Site Built Manufactured Home (UBC)
(2) TELEPHONE 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 PD 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 _____
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 [Signature] Date 4/19/01
Department Approval [Signature] Date 4/27/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>[Signature]</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-27-01</u>

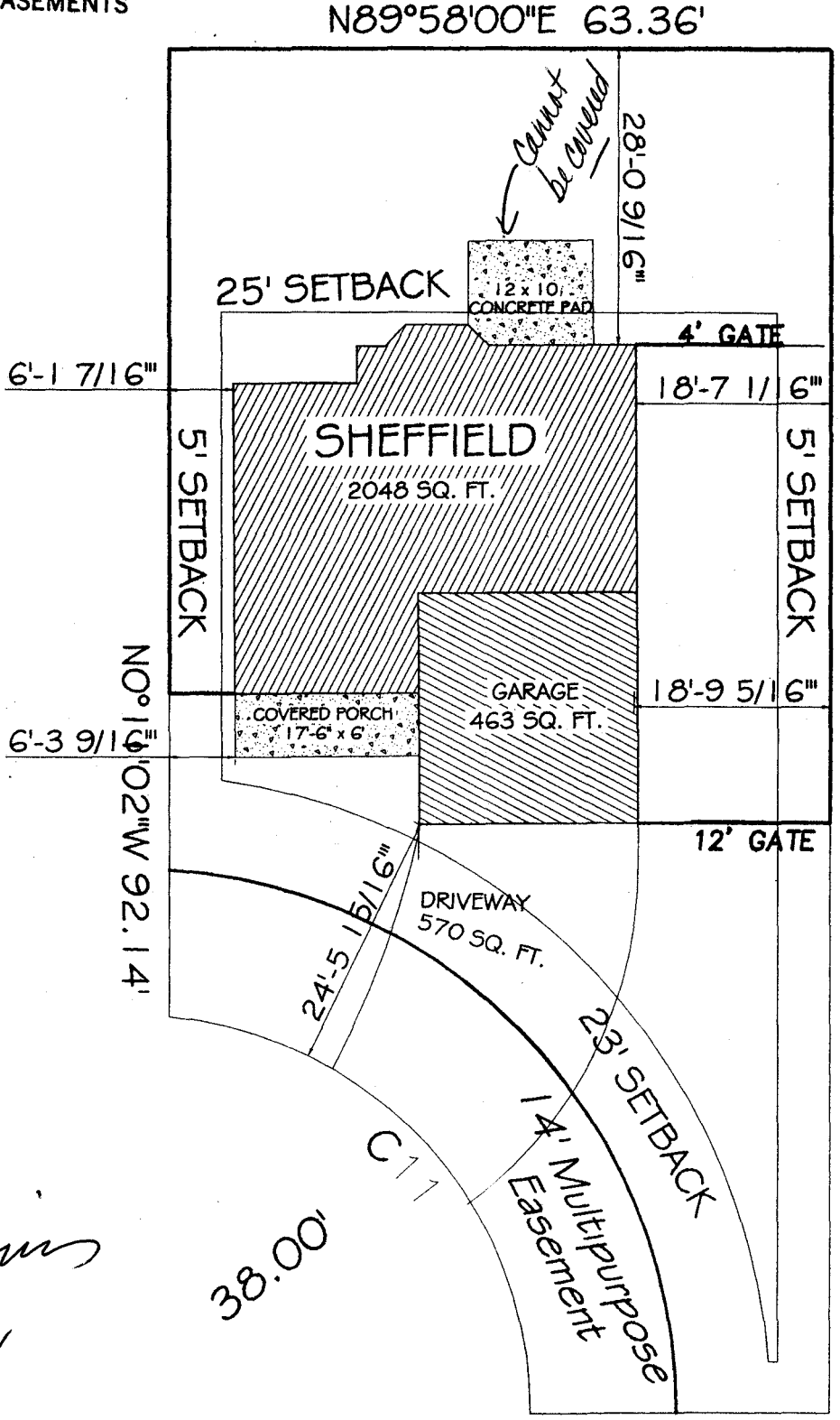
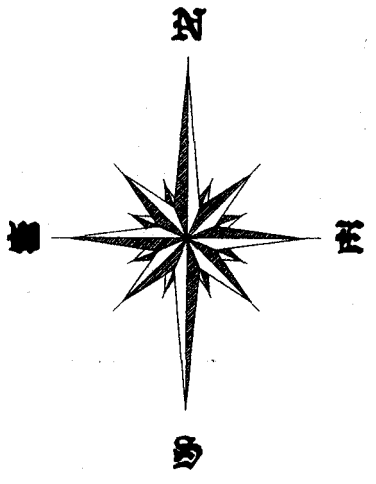
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

ACCEPTED *Ashe Pragon* 4/27/01
 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.

3010 Bentley

LOT 4 - BLOCK 3
 3010 Bentley Drive
 SHEFFIELD



50°11'02"E 130.00'

Done OK
Keith Davis
 4-20-01

$N89^{\circ}58'00''E$ 28.68'