

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

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

BLDG PERMIT NO. 80447

AC



Your Bridge to a Better Community

~~Setback~~ BLDG ADDRESS 3011 Sunlight Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1424

TAX SCHEDULE NO. 2943-042-67-014 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Faircloud TOTAL SQ. FT. OF EXISTING & PROPOSED 1424

FILING 3 BLK 3 LOT 5

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 I-70 Bus. Loop USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4616

(2) APPLICANT Great Services DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) ADDRESS 3032 I-70 Bus. Loop TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 434-4616

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 3590

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 Paul A. ... Date 6-25-01

Department Approval C. Jay ... Date 7/20/01

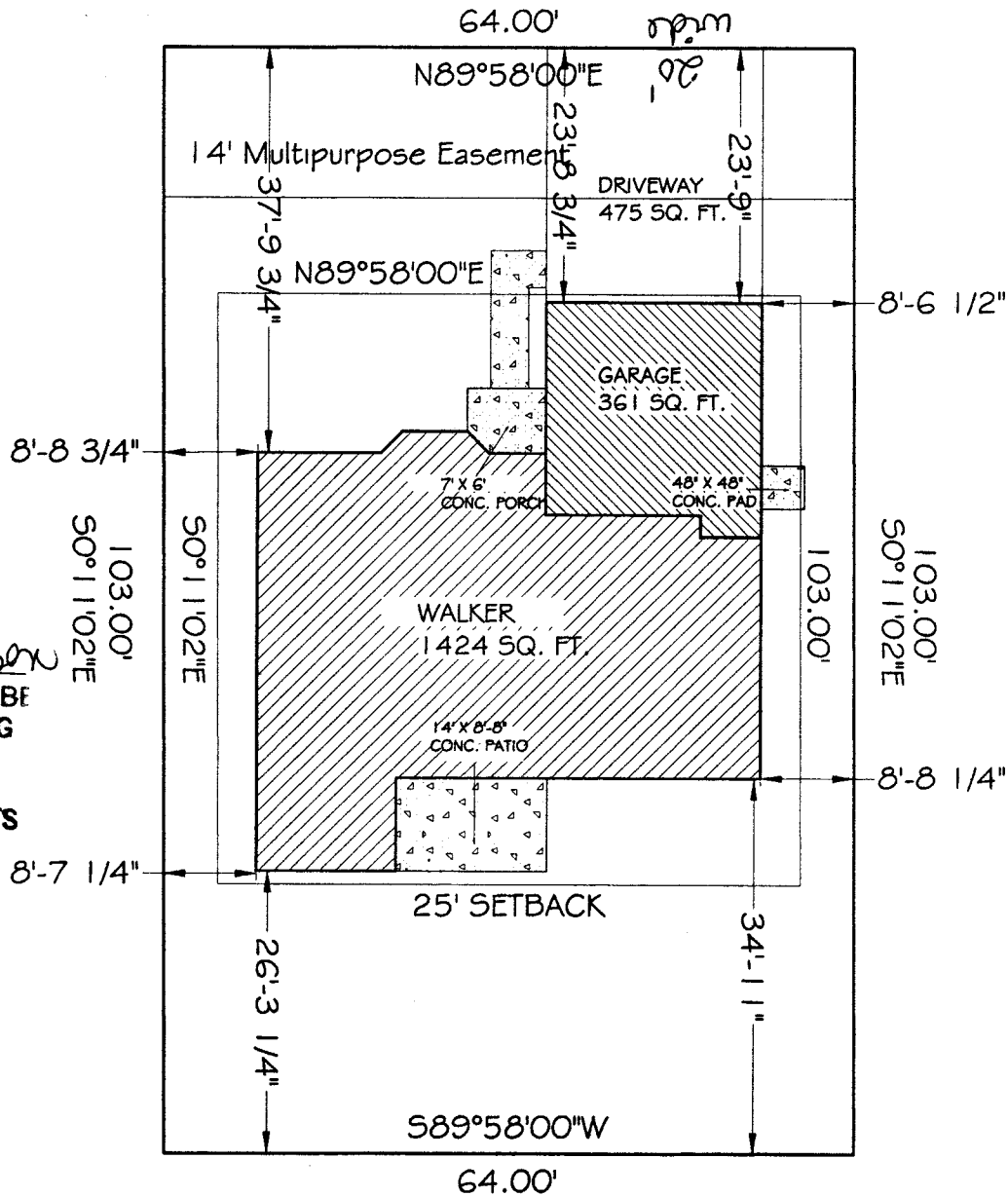
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>paid @ CGV</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>7/20/01</u>

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

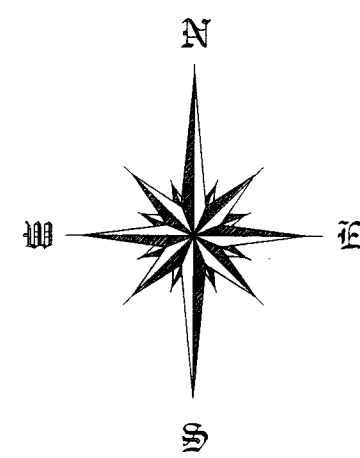
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

301 Sunlight Dr

Sunlight Drive



*DRIVE OK
All
4/25/01*



7/20/01
ACCEPTED *C. Faye Gibson*
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.

LOT 5 BLOCK 3
3011 SUNLIGHT DRIVE
WALKER, LT