

FEE \$	10.00
TCP \$	0
SIF \$	299.00

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

BLDG PERMIT NO. 84159



Your Bridge to a Better Community

BLDG ADDRESS 664 1/2 30 Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-042-56-003 SQ. FT. OF EXISTING BLDGS 1,274

SUBDIVISION Fair Cloud TOTAL SQ. FT. OF EXISTING & PROPOSED _____

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

(1) OWNER Robert L. + Janette Stone NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 664 1/2 30 Rd USE OF EXISTING BUILDINGS Private Residence

(1) TELEPHONE 970 523-4666 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 _____ Site Built PAID Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) POHO COVER

(2) ADDRESS Troy

(2) TELEPHONE 201-0596

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 PR 3.4 Maximum coverage of lot by structures 35%

SETBACKS: Front 23' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Permanent Foundation Required: YES X NO _____

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 Robert L. Stone Date 04-22-02

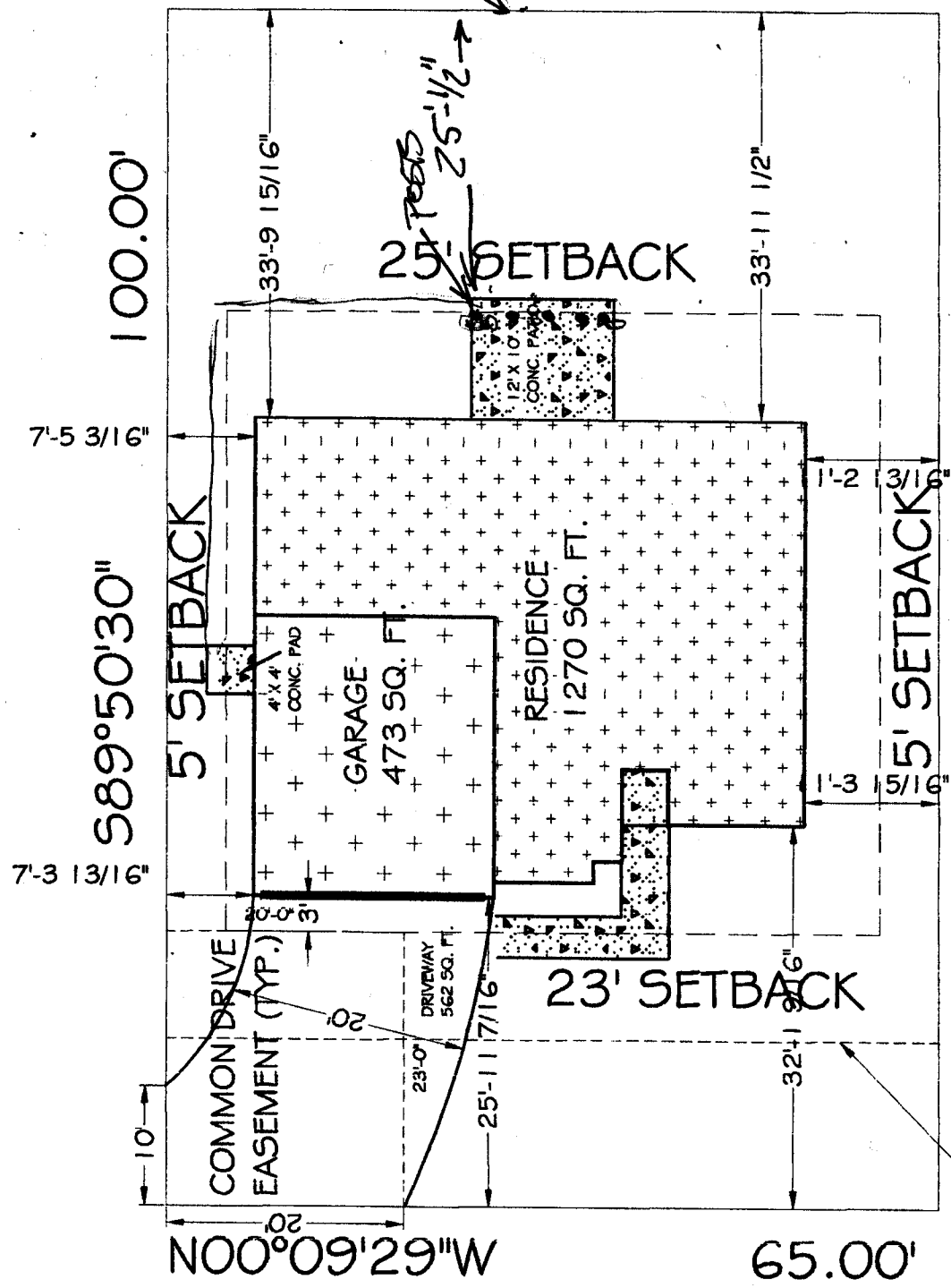
Department Approval C. Faye Gibson Date 4/29/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>L. Bensley</u>		Date <u>4/29/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

Ullala 30 ROAD



WILLOW, LT
LOT 3, BLK 1
666 30 ROAD

30 ROAD



ACCEPTED *4/29/02*
Clayton
Dragon 11/18

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
Pick Downs
1297

14' MULTI-PURPOSE EASEMENT