

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

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

BLDG PERMIT NO. 83337



Your Bridge to a Better Community

BLDG ADDRESS 534 ST. Paul SQ. FT. OF PROPOSED BLDGS/ADDITION 3936  
 TAX SCHEDULE NO. 2945083-18-012 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Southern TOTAL SQ. FT. OF EXISTING & PROPOSED 3936  
 FILING 1 BLK 2 LOT 12 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 Bypass USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single family residence  
 (2) APPLICANT Great Services TYPE OF HOME PROPOSED:  
 (2) ADDRESS 3032 I-70 Bypass  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 \_\_\_\_\_  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 20' from PL Parking Req'mt 2  
 Maximum Height 28' Special Conditions ACCO Approval Required  
 CENSUS 1401 TRAFFIC 96 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).

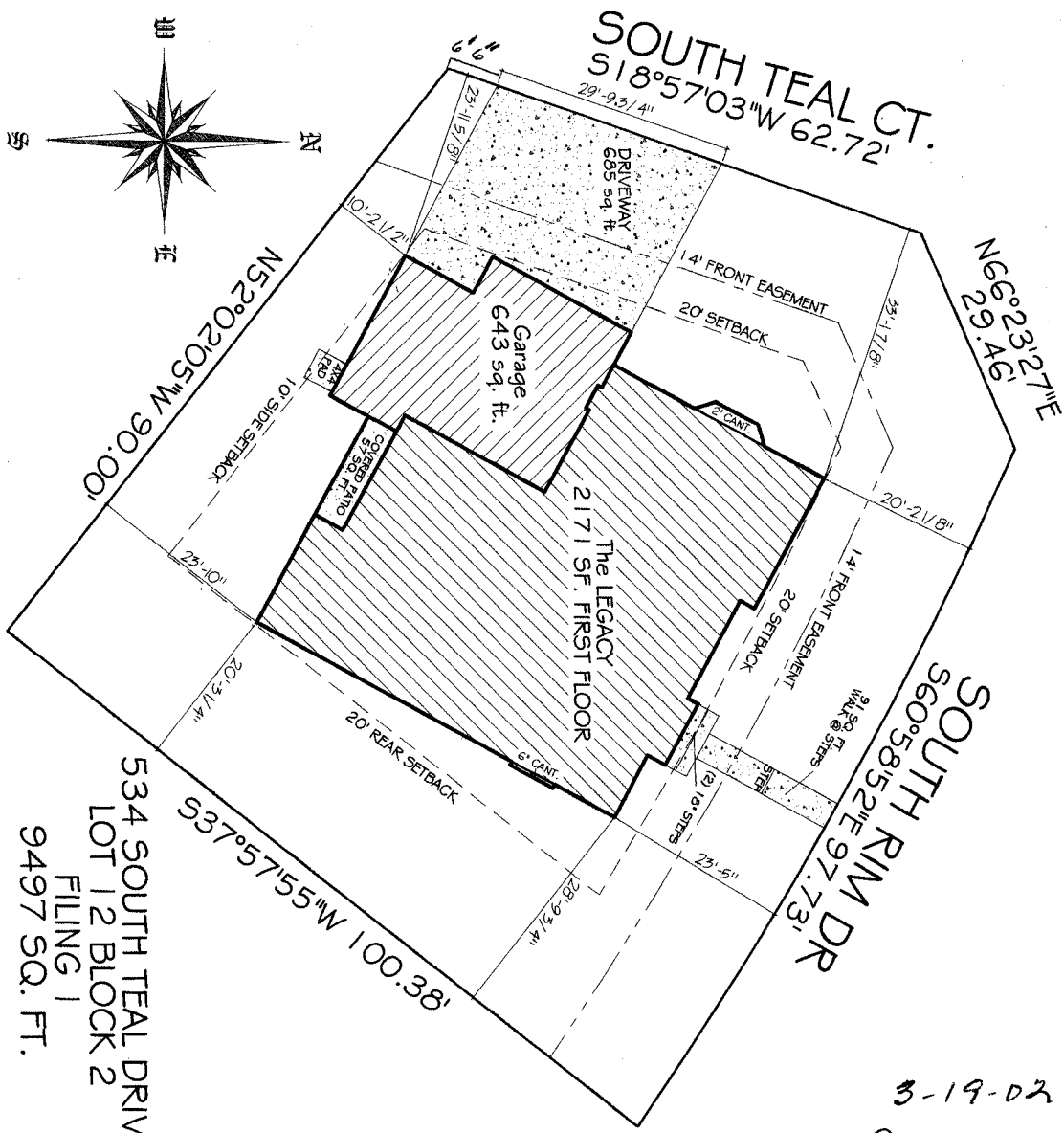
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-5-02  
 Department Approval [Signature] Date 3-19-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14670</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/19/02</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)



# PLOT PLAN

SCALE: 1" = 10'

534 SOUTH TEAL DRIVE  
 LOT 12 BLOCK 2  
 FILING 1  
 9497 SQ. FT.

*DRIVEWAY  
 AND  
 3/12/02*

3-19-02

ACCEPTED *Pat Bushman*  
 ANY CHANGE IN SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE PLANNING DEPARTMENT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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GREAT NEW HOMES PROJECT NO. 025602-02 KT	<b>2</b> SHEET	DATE: 03-01-02	REVISIONS BY: ROB WALKER	DATE:	DRAWN BY:	MODEL: MOD. LEGACY ADDRESS: 534 SOUTH TEAL CITY, STATE: GRAND JUNCTION, CO.	<b>GREAT NEW HOMES</b> 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
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