

-FEES \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 1608169  
 FPP-1996-265

302<sup>00</sup>

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



BLDG ADDRESS 333 Sienna Ct TAX SCHEDULE NO. 2947-351-19-005  
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1845 w BASEM<sub>NT</sub>  
 FILING 5 BLK 2 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER PETE LUKSAS NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 6680 SUNOMA, RD. ROCKFORD ILL. 61114 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 1-815-633-3384 USE OF EXISTING BLDGS —  
 (2) APPLICANT BRENT PRUETT CO 81521 DESCRIPTION OF WORK AND INTENDED USE: SINGLE  
 (2) ADDRESS 3310 CRD. PALISADE FAMILY  
 (2) TELEPHONE 434-1862

**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-2 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 35' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 15' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS (40) TRAFFIC 64 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 by the Building Department (Section 305, Uniform Building Code).

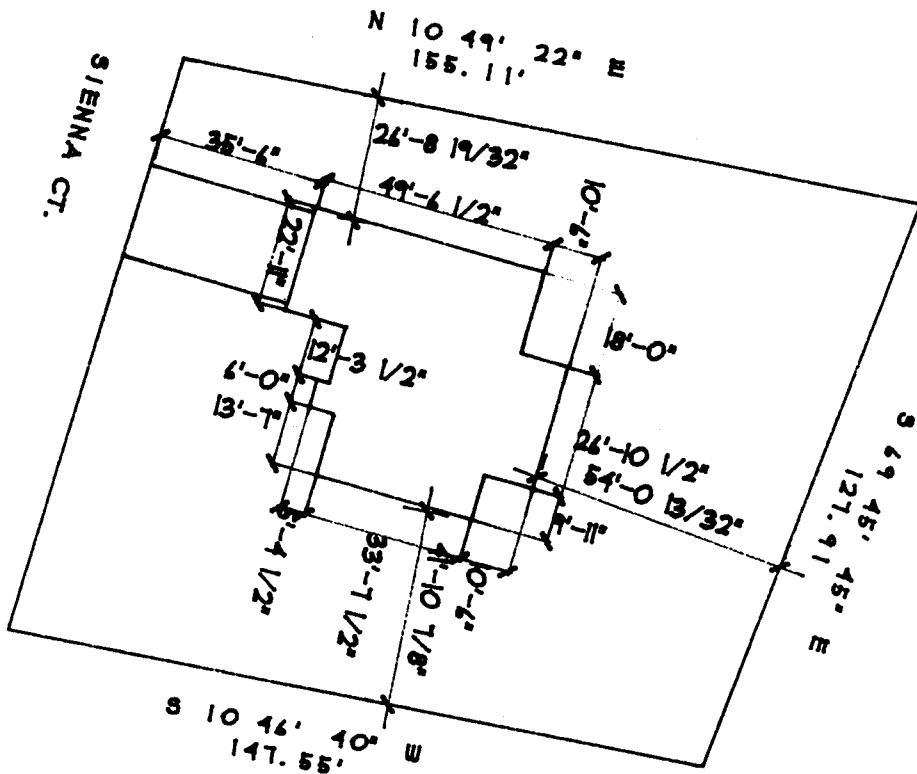
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature M. Brent Pruett Date 6/23/97  
 Department Approval Ronnie Edwards Date 8/14/97  
 Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10468  
 Utility Accounting Cherita Date 8-14-97

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)

LOT 11 BL 2 FILL#5  
CANYON VIEW

SCALE 1"=40'



ACCEPTED *Ronnie 8/14/97*  
 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.

DRIVENWAY LOCATION OK.  
 W. Ashbeck 10/22/97

Site Plan

Pruett Homes

B-9