

FEE \$	10.00
TCP \$	-
MF \$	292.00

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

BLDG PERMIT NO. 75615



EX

Your Bridge to a Better Community

BLDG ADDRESS 2182 Overlook Pr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2377

TAX SCHEDULE NO. 2947-351-33-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2377

FILING 9 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Fred & Jan Smokoski NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS Same USE OF EXISTING BUILDINGS New Res

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New Res

(2) APPLICANT DAVID BRIGG TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2141 Redcliff Cir

(2) TELEPHONE 234-2222

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 30%

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 1401 TRAFFIC 64 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 6-13-00

Department Approval [Signature] Date 6/15/00

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>13125</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/15/00</u>

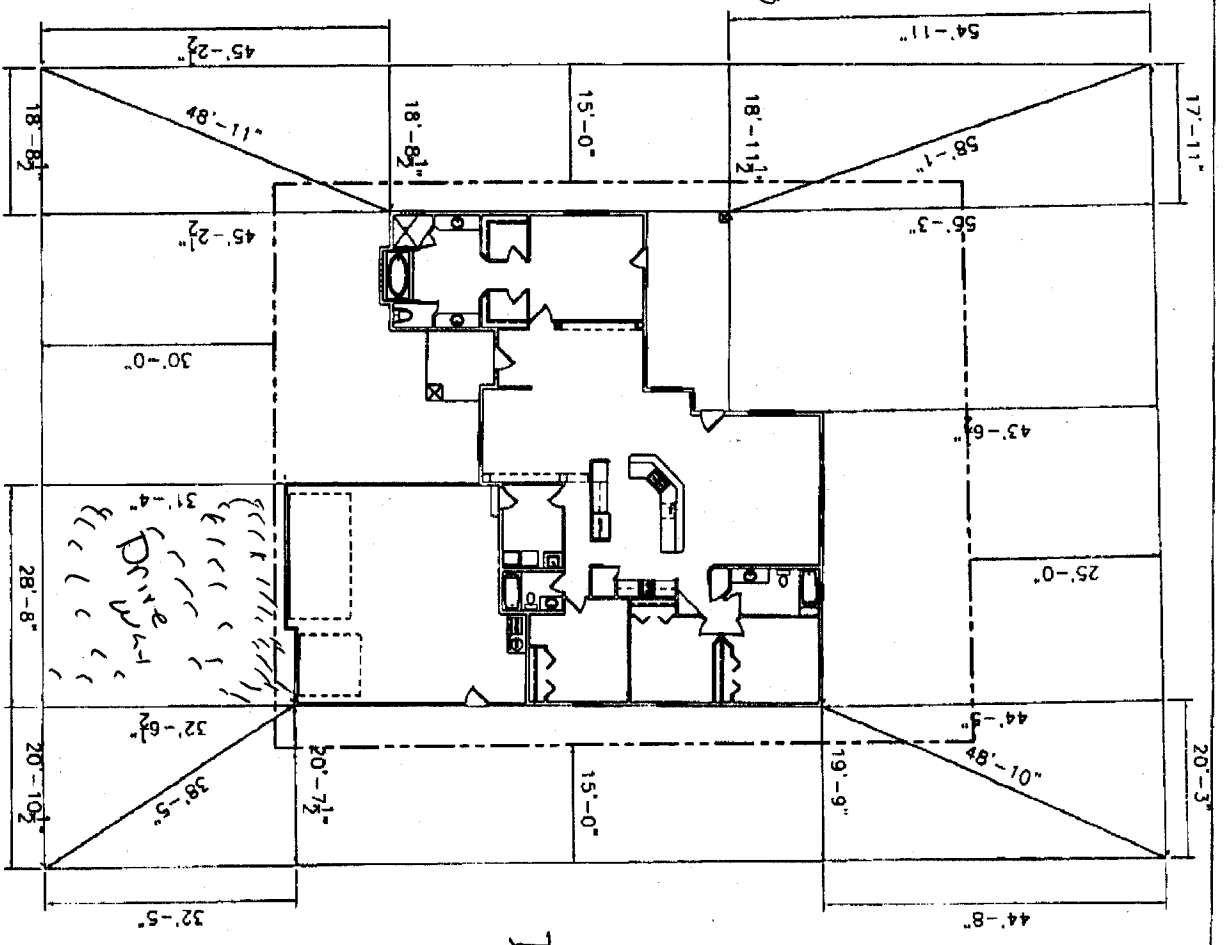
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE: THE RESPONSIBILITY OF THE DESIGNER OR ENGINEER TO VERIFY DETAILS AND THE ACCURACY OF THE INFORMATION IS NOT TRANSFERRED TO THE USER.

ACCEPTED
ANY CHANGE OF SETBACKS SHALL BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

W. H. H. 6/15/00



2182 OVERLOOK DRIVE

CANYON VIEW
FILING 9
LOT 5

*DRIVE OK
W.H.H.
6/13/00*

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

PLOT PLAN