

FEE \$	10
TCP \$	0
MF \$	292

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

BLDG PERMIT NO. 75516



EX

Your Bridge to a Better Community

BLDG ADDRESS 2183 Overlook DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2158
 TAX SCHEDULE NO. 2947-351-30-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2188
 FILING 9 BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER BENNETT Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 60340 USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT John Bennett TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 60340 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 241-0795 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 PR-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions 10' easement in rear.
 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 John Bennett Date 6-8-00
 Department Approval [Signature] Date 6/14/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/P No. <u>3162</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/14/00</u>

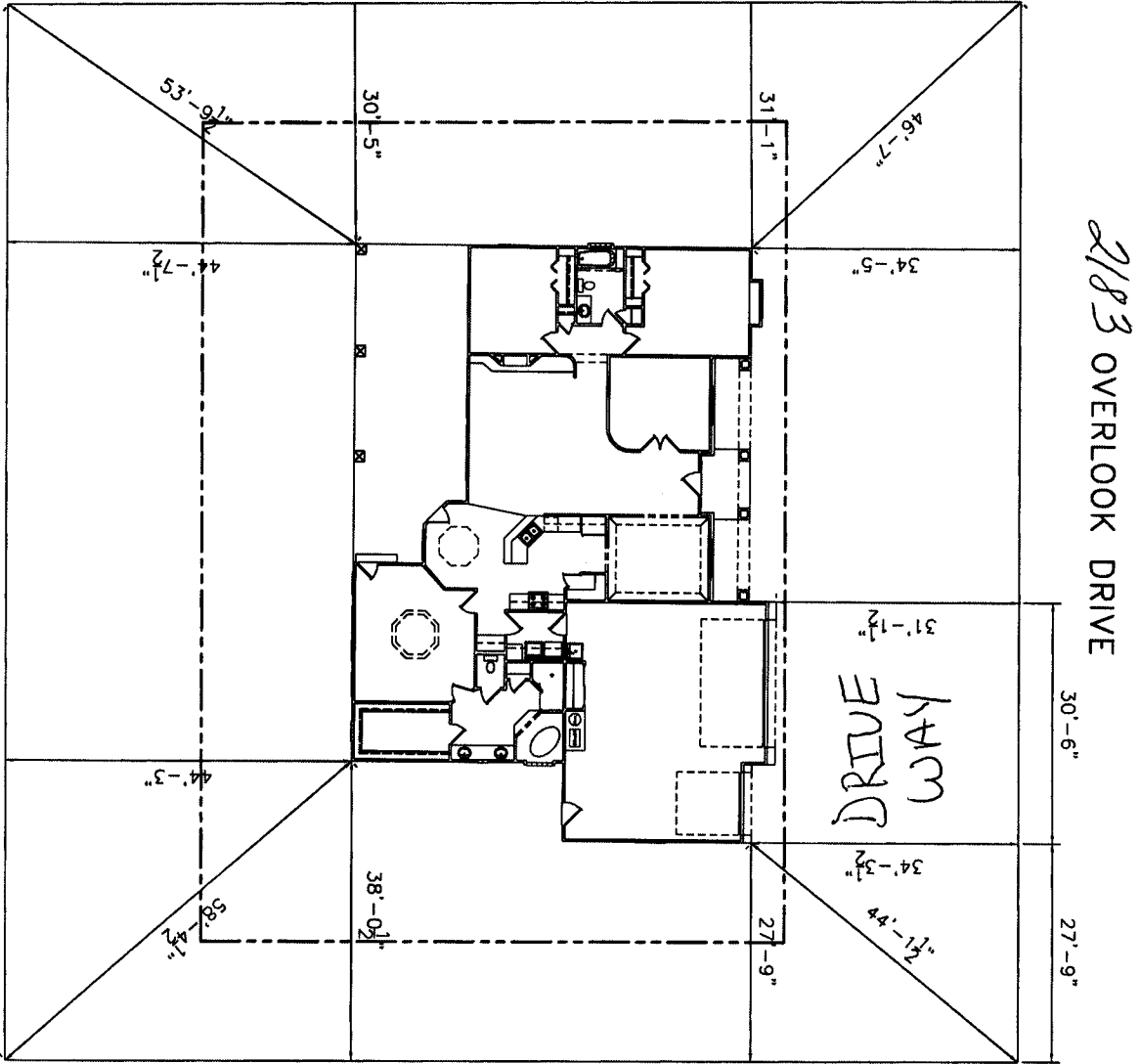
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTES:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED *Asse 6/14/00*
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.

130'±



2183 OVERLOOK DRIVE

DRIVE WAY

134.57'

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

CANYON VIEW
PHASE IX
BLOCK 2
LOT 12
2947-351-30-003

DRIVE OK 6/14/00
Setbacks okay