

FEE \$	10 ⁻
TCP \$	0
SIF \$	272.00

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

BLDG PERMIT NO. 77580



Your Bridge to a Better Community

BLDG ADDRESS 2185 Overlook Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2155
 TAX SCHEDULE NO. 2947-351-34-011 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2155
 FILING 9 BLK 2 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Blaylock NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS ~~N/A~~ N/A
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New ROS
 (2) APPLICANT B.B. Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS DAVE BAKER 2141 Redlight Cir Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 234-2222 _____ 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 X 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' near irri easement
 CENSUS 1401 TRAFFIC 64 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 11-2-00
 Department Approval Gonnie Edwards Date 11-3-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13512</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>11/3/00</u>

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

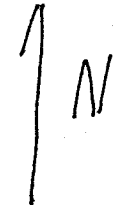
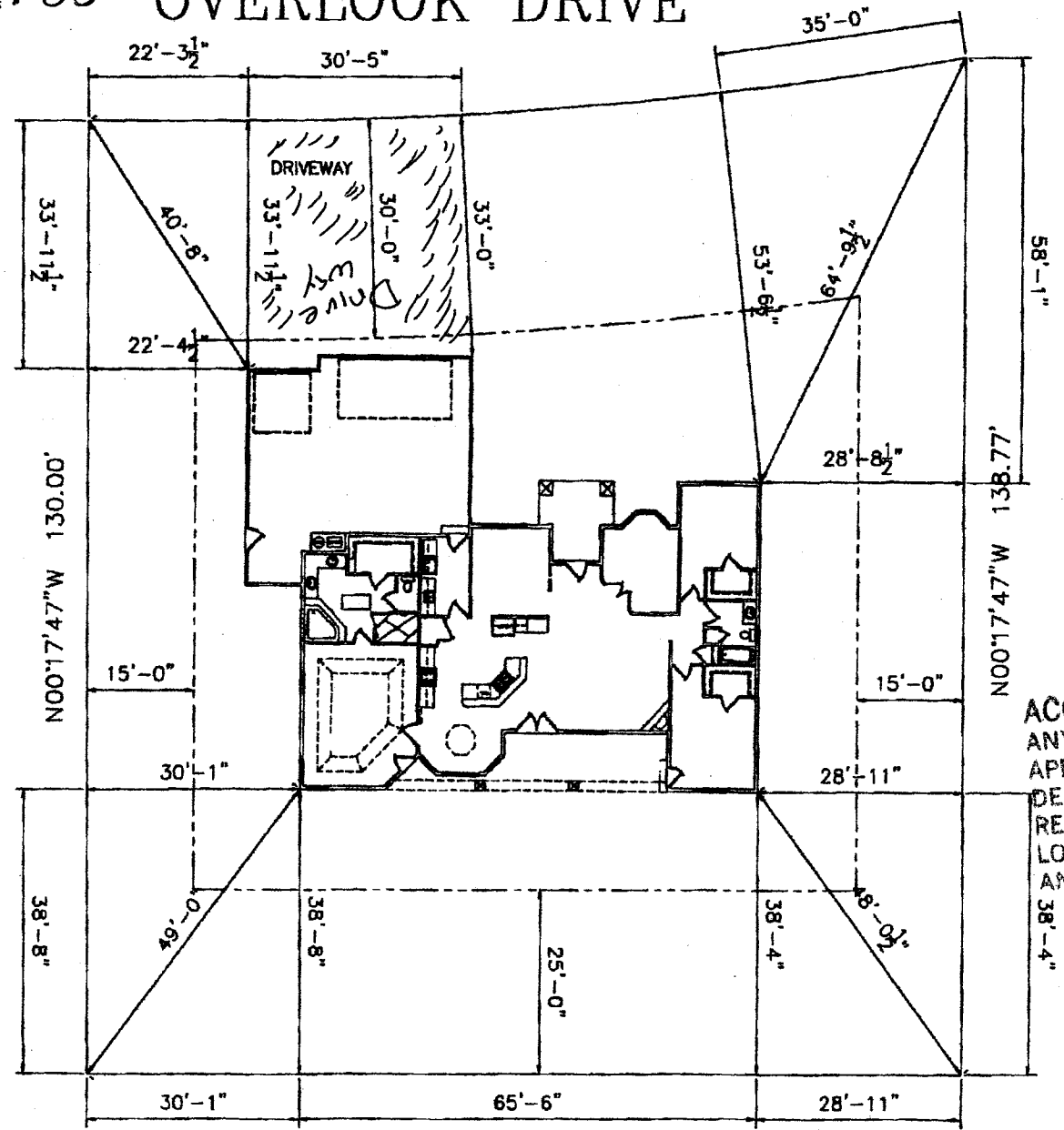
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1. BE THE RESPONSIBILITY OF THE OWNER OR OWNER TO VERIFY DETAILS AND CONDITIONS PRIOR TO CONSTRUCTION.

2185 OVERLOOK DRIVE

Block 2
Lot 11
0.379 ACRES

11/3/00
Drink OK



ACCEPTED *Ponnie 11/3/00*
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.

PLOT PLAN

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