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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | — |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 75239



Your Bridge to a Better Community

BLDG ADDRESS 2186 Overlook Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2102
 TAX SCHEDULE NO. 2947-351-30-003 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2102
 FILING 9 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Bennett Co USE OF EXISTING BUILDINGS —
 (1) ADDRESS Po Box 60340 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (1) TELEPHONE 241-0795 TYPE OF HOME PROPOSED:
 (2) APPLICANT Bennett Co Site Built Manufactured Home (UBC)
 (2) ADDRESS Po Box 60340 Manufactured Home (HUD)
 (2) TELEPHONE 241-0795 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 _____
 Maximum Height 32' Special Conditions _____
 CENSUS 1401 TRAFFIC 664 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).

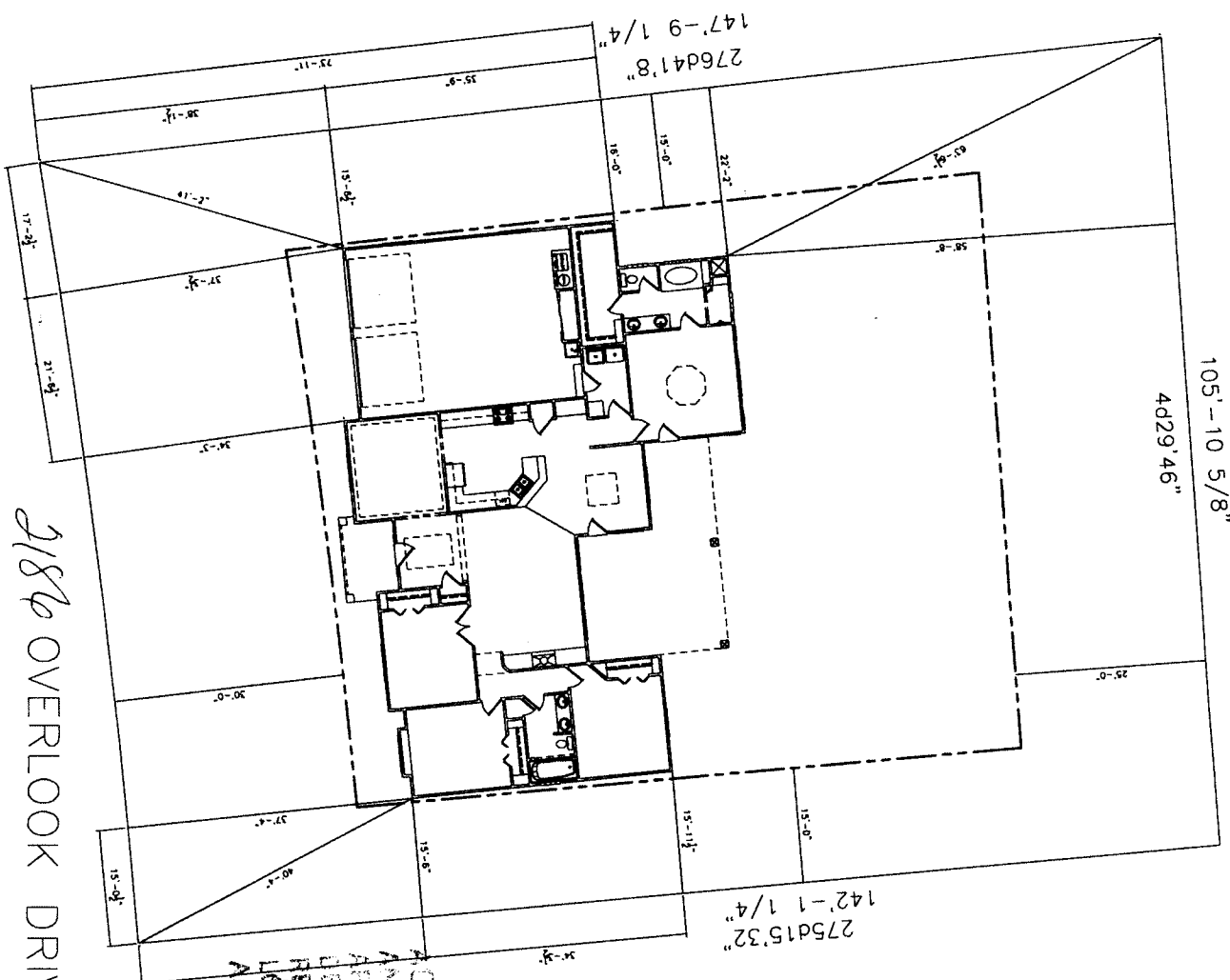
Applicant Signature John Bennett Date 5-18-00
 Department Approval Ronnie Edwards Date 5/22/00

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13177</u> |
| Utility Accounting | <u>Debi Wehelt</u> | | Date <u>5/22/00</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:
I, IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.



CANYON VIEW
BLOCK 1
LOT 3

Drive OK
[Signature]
5/18/00

ACCEPTED *[Signature]* 5/22/00
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.

2186 OVERLOOK DRIVE

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