

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

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

BLDG PERMIT NO. 75873



Your Bridge to a Better Community

OK

BLDG ADDRESS 2198 Overlook Ct SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2947-351-26-008 (old) SQ. FT. OF EXISTING BLDGS 330
2947-351-36-003 (new)
34-004 (off)

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 1130

FILING 9 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER Jill & Tom NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 511 USE OF EXISTING BUILDINGS Removal

(1) TELEPHONE 970-241-1111 DESCRIPTION OF WORK & INTENDED USE ↓

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

(2) ADDRESS P.O. Box 511

(2) TELEPHONE _____

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 3090

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't 2

Maximum Height 32' Special Conditions _____

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 6-28-00

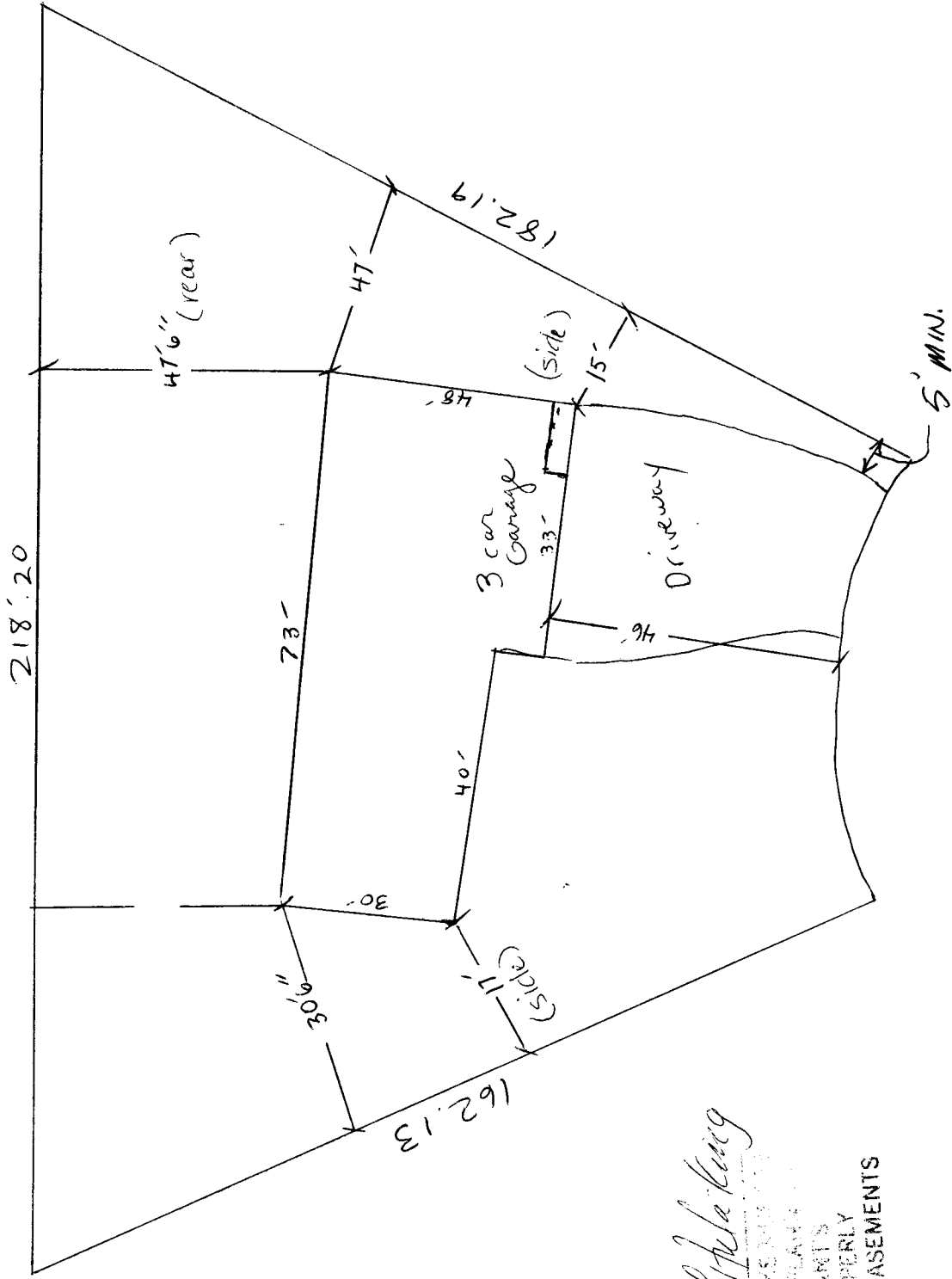
Department Approval [Signature] Date 7/5/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13232</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/7/00</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)

Plot Plan 2198 Overlook Ct
Canyon View Sub.



DRIVE OK IS DIMENSIONED
3/4 7/6/00

Overlook
Court



Springdale King

ACCEPTED FOR RECORD BY THE CITY ENGINEER
ANY CHANGE OF SETBACKS OR DIMENSIONS
APPROVED BY THE CITY PLANNING DEPT.
IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.