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

BLDG PERMIT NO. 73221



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Your Bridge to a Better Community

BLDG ADDRESS 393 Valley View Way SQ. FT. OF PROPOSED BLDGS/ADDITION 483
 TAX SCHEDULE NO. 2945-201-04004 SQ. FT. OF EXISTING BLDGS 2400
 SUBDIVISION Gr Ridges Sub. #2 TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 11 LOT 4B NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Mike Kanocz NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 393 Valley View Way USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 256-0683 DESCRIPTION OF WORK & INTENDED USE Family Room
 (2) APPLICANT Jim Mullis TYPE OF HOME PROPOSED:
 (2) ADDRESS 2208 Mudgett Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 243-5184 _____ 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-4 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 10' from PL, Rear 10' from PL Parking Req'mt S.F.R. use only
 Maximum Height _____ Special Conditions ACC approval letter req'd.
 CENSUS 1401 TRAFFIC 96 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).

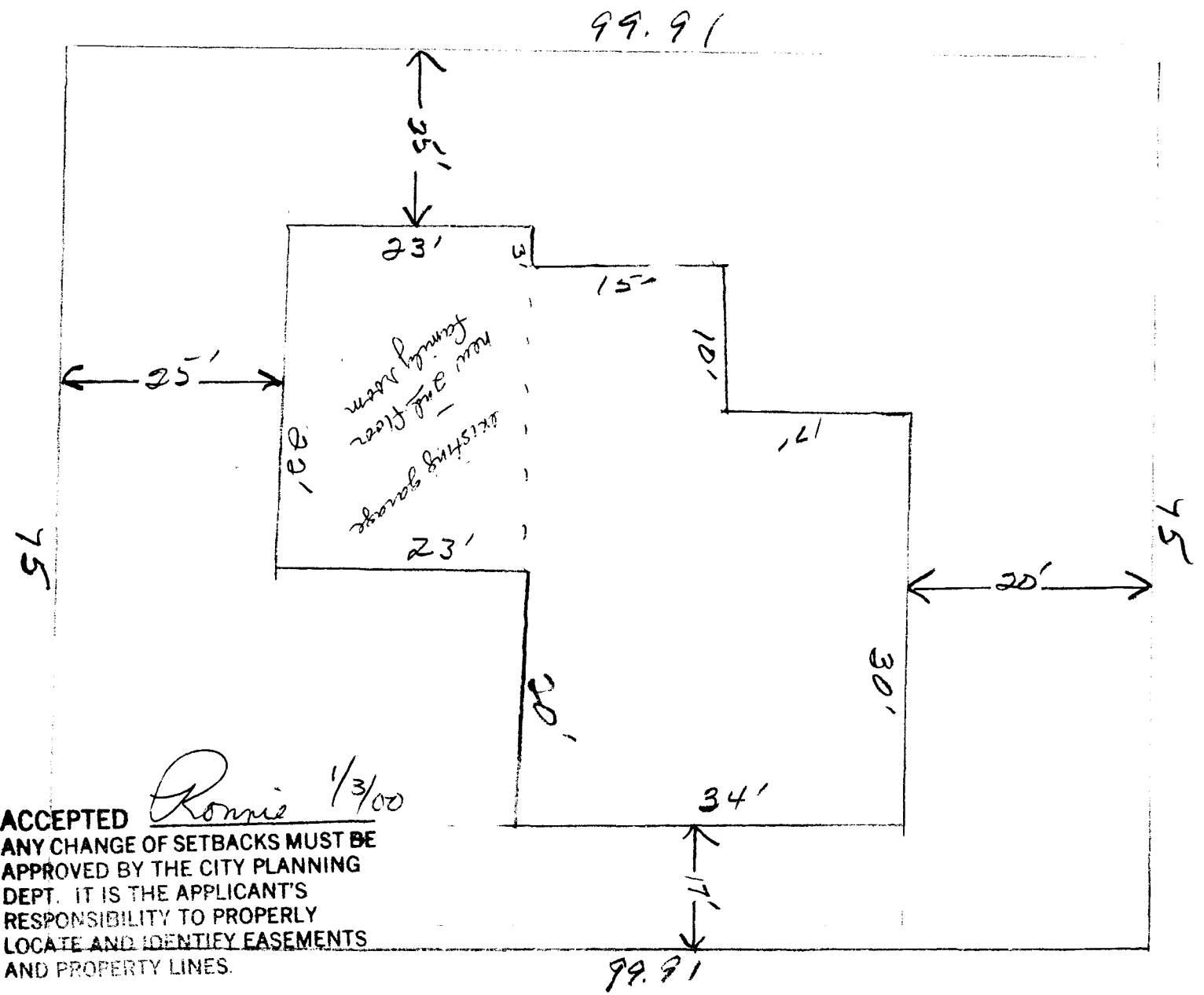
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jim Mullis Date Jan 3, 2000
 Department Approval Ronnie Edwards Date Jan. 3, 2000

Additional water and/or sewer tap fee(s) are required:	YES	<u>NO</u>	W/O No.
Utility Accounting <u>Adams</u>		Date <u>1-3-00</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)



ACCEPTED *Ronnie* 1/3/00
 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.

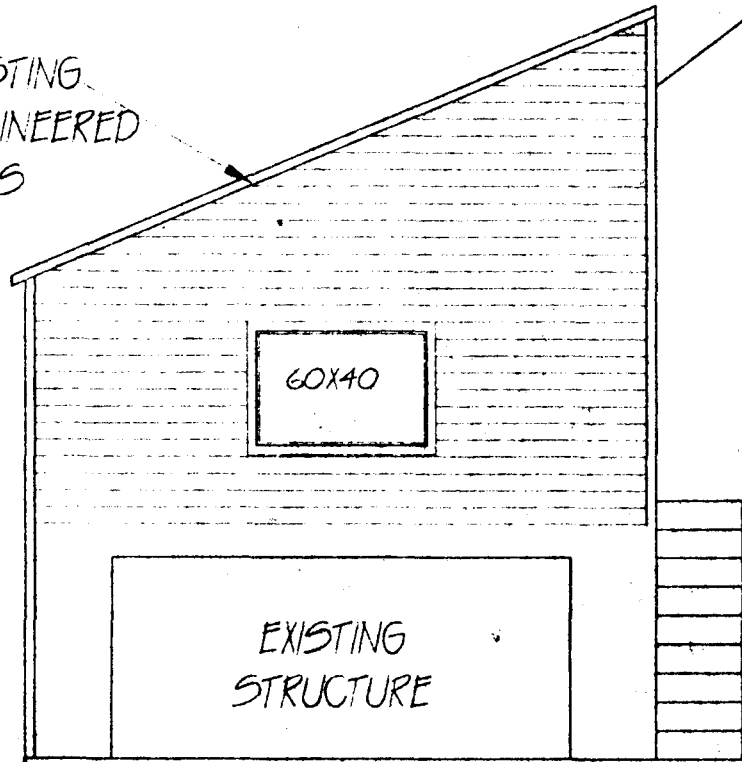
393 Valley View Way,

EXISTING
STRUCTURE

EXISTING
STRUCTURE

SIDE ELEVATION

EXISTING
ENGINEERED
ROOF



FRONT ELEVATION

ACCEPTED

EXISTING
THIS REVIEW COVERS CONSTRUCTION ON PRIVATE PROPERTY
STRUCTURES SHOWN IN PUBLIC R.O.W. MUST BE CLEARED WITH
CITY OR COUNTY ENGINEER.

MAKE NO UNAUTHORIZED CHANGES _____
KEEP THESE PLANS ON THE JOB _____
CALL FOR INSPECTIONS _____

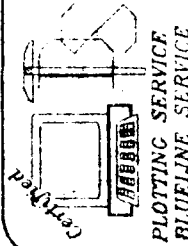
BUILDING INSPECTOR

Handwritten signature: B.A. Sand

393 Valley View Way

Technical Drafting Service

658 Country Ct.
Clifton, Colorado 81504
TEL (970) 454-5935 FAX (970) 464-5935



PLOTTING SERVICE
BLUELINE SERVICE

DRAWN BY B. CULLUM
DATE 12/21/99
SCALE 1/4" = 1'
REV Number 0
DWG. FP-1