

FEE \$	10.00
TCP \$	566.61
SIF \$	292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 79854

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

acct # 2011-61340-42799-30-F16400

Call when ready 261-9765 Bob

BLDG ADDRESS 855 LANAI DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 2692

TAX SCHEDULE NO. 2701-261-32-001 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION SUMMER HILL TOTAL SQ. FT. OF EXISTING & PROPOSED 2692

FILING 2 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: - 0 - After: 1 this Construction

(1) OWNER ROBERT W. & JANICE M. MATTICKS NO. OF BUILDINGS ON PARCEL
 Before: - 0 - After: 1 this Construction

(1) ADDRESS 372 RIDGEVIEW DR. USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 243-7238 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION RESIDENTIAL

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

(2) ADDRESS 372 RIDGEVIEW DR.

(2) TELEPHONE 243-7238

PAID
APR 09 2001
 TB

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 2.5 Maximum coverage of lot by structures 30%

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 30' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 16 TRAFFIC 13 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 Robert W. Matticks Date 4/6/01

Department Approval Ronnie Edwards Date 4/9/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13878</u>
Utility Accounting	<u>Li Bensley</u>		Date <u>4/9/01</u>

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

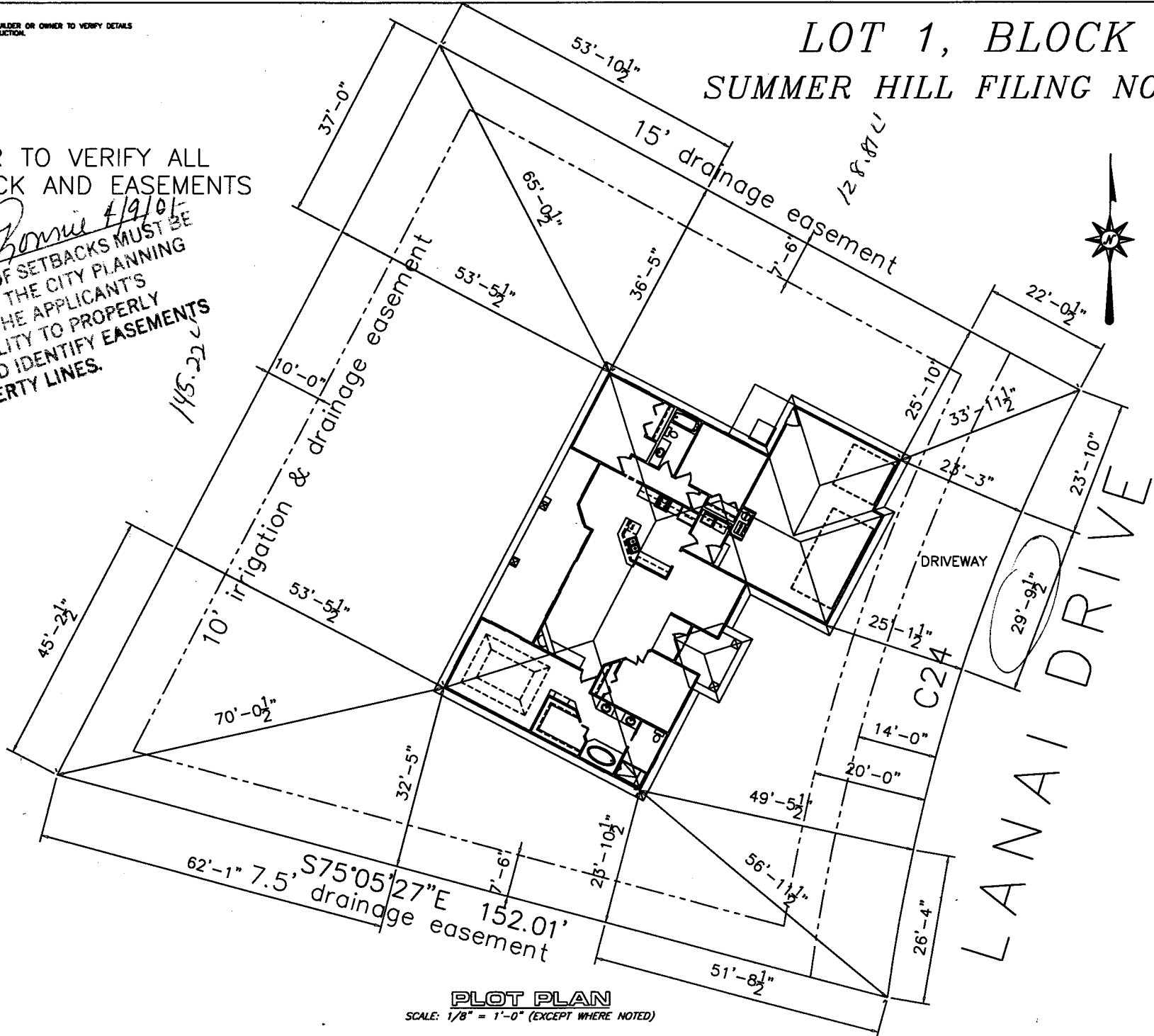
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

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

LOT 1, BLOCK 4
 SUMMER HILL FILING NO. 1

OWNER TO VERIFY ALL
 SETBACK AND EASEMENTS

ACCEPTED *Ronnie 4/9/01*
 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.



Drive OK
John 4/10/01
 30' max. width for driveway

62'-1" 7.5' S75°05'27"E 152.01'
 drainage easement

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