

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 80313



Your Bridge to a Better Community

BLDG ADDRESS 2184 Overlook Rd SQ. FT. OF PROPOSED BLDGS/ADDITION 2534
 TAX SCHEDULE NO. 2947-351-33-004 SQ. FT. OF EXISTING BLDGS e
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2534
 FILING 9 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: e After: 1 this Construction
 (1) OWNER Dave Bagg NO. OF BUILDINGS ON PARCEL
 Before: e After: 1 this Construction
 (1) ADDRESS 2141 Redcliff Cir G.D. 81503 USE OF EXISTING BUILDINGS ~~New Res~~
 (1) TELEPHONE 234-2222 DESCRIPTION OF WORK & INTENDED USE New Res
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built Manufactured Home (UBC)
 (2) TELEPHONE _____ Manufactured Home (HUD)
 _____ 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 PD Maximum coverage of lot by structures 30%
 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'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 1401 TRAFFIC 124 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 [Signature] Date 6-7-01
 Department Approval [Signature] Date 6/12/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>14026</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6-12-01</u>

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

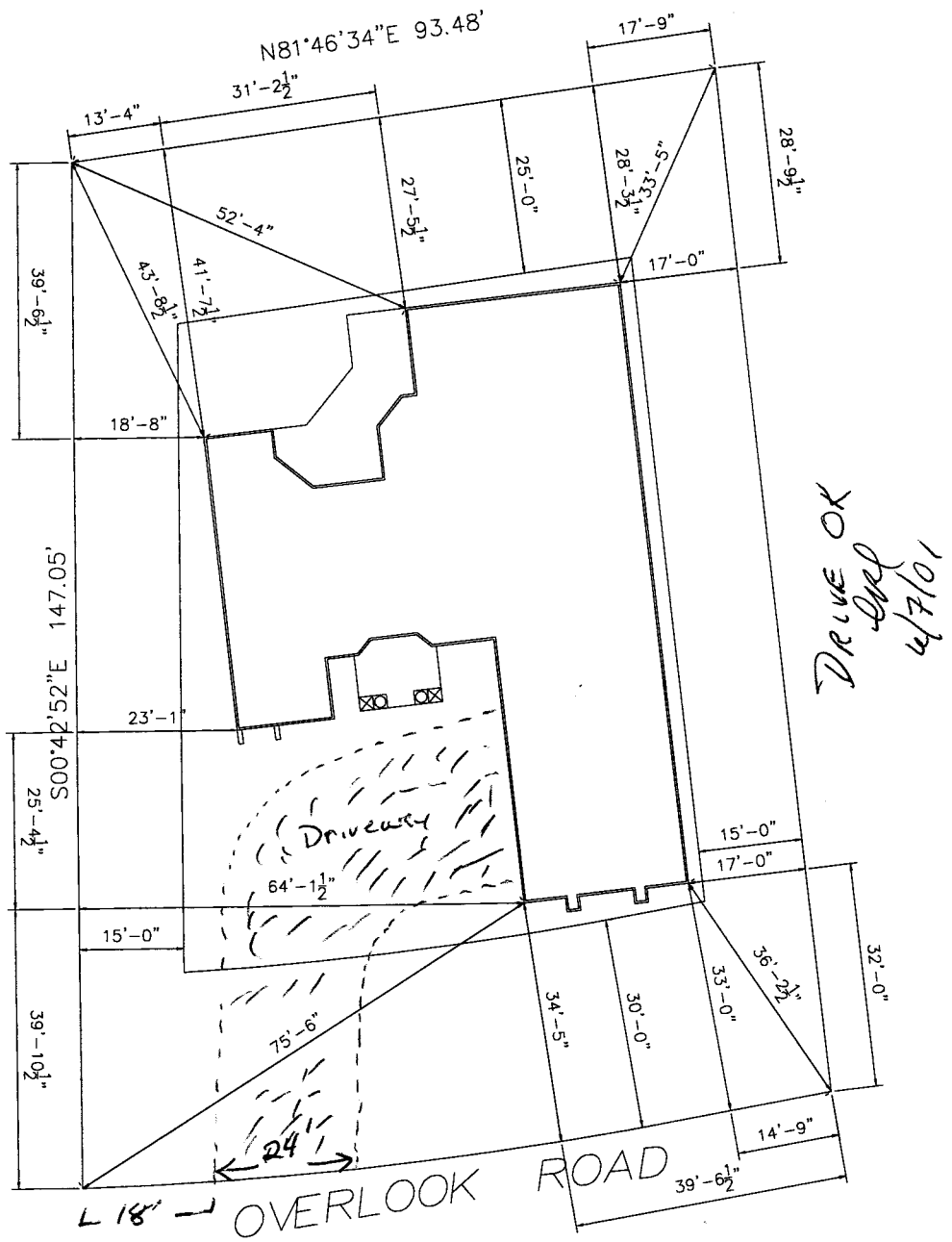
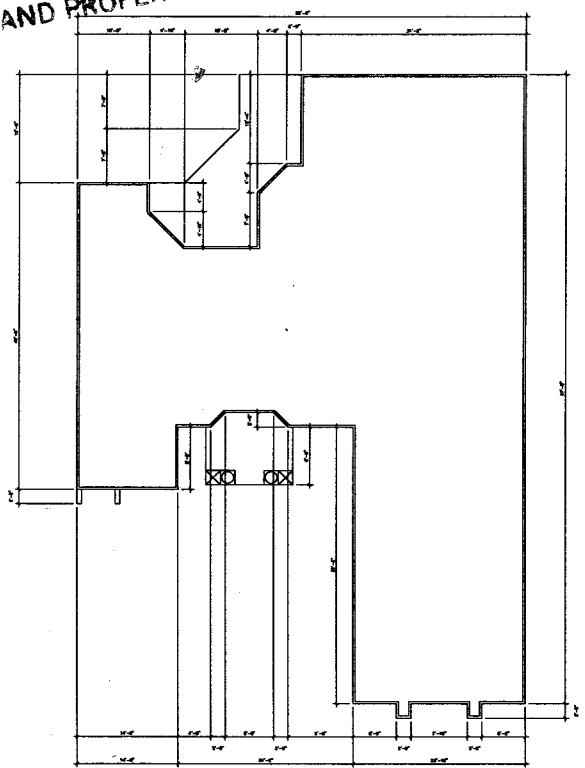
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2184 Overlook Rd

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

Accepted
ACCEPTED
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

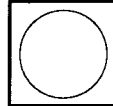
u/12/01
Block 1
Lot 4
0.345 ACRES



DRIVE OX
del
u/7/01

REVISIONS	
A	
B	
C	
D	
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F	
G	
H	

AUTO DRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782



B & B CUSTOM HOMES
BLK 1 - LOT 4 - P8

DRAWN BY	
AUTODRAFT	FILE NAME
DATE	6-7-01
SCALE	1/8" = 1'-0"
SHEET	1