

FEE \$	10.00
TCP \$*	0
SIF \$	292.00

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

BLDG PERMIT NO. 80929



Your Bridge to a Better Community

BLDG ADDRESS 2191 Overlook SQ. FT. OF PROPOSED BLDGS/ADDITION 2716sq  
 TAX SCHEDULE NO. 2947-351-34-008 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Canyon view TOTAL SQ. FT. OF EXISTING & PROPOSED 27166  
 FILING 9 BLK 2 LOT 8 NO. OF DWELLING UNITS:  
 Before: — After: 1 this Construction  
 (1) OWNER Dave Schumacher NO. OF BUILDINGS ON PARCEL  
 Before: — After: 1 this Construction  
 (1) ADDRESS Grand Junction, Co USE OF EXISTING BUILDINGS Single Family Res.  
 (1) TELEPHONE \_\_\_\_\_ DESCRIPTION OF WORK & INTENDED USE Same  
 (2) APPLICANT Colorado Classic Builders, Inc. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 406 Bridges Blvd. #5  Site Built  Manufactured Home (UBC)  
G.S. Co  Manufactured Home (HUD)  
 (2) TELEPHONE (970) 260-2399  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 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'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 604 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 Marcia Johnson Date 7-26-01  
 Department Approval C. Faye Wilson Date 7-30-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14171</u>
Utility Accounting	<u>Kate Holt</u>	Date	<u>7/30/01</u>

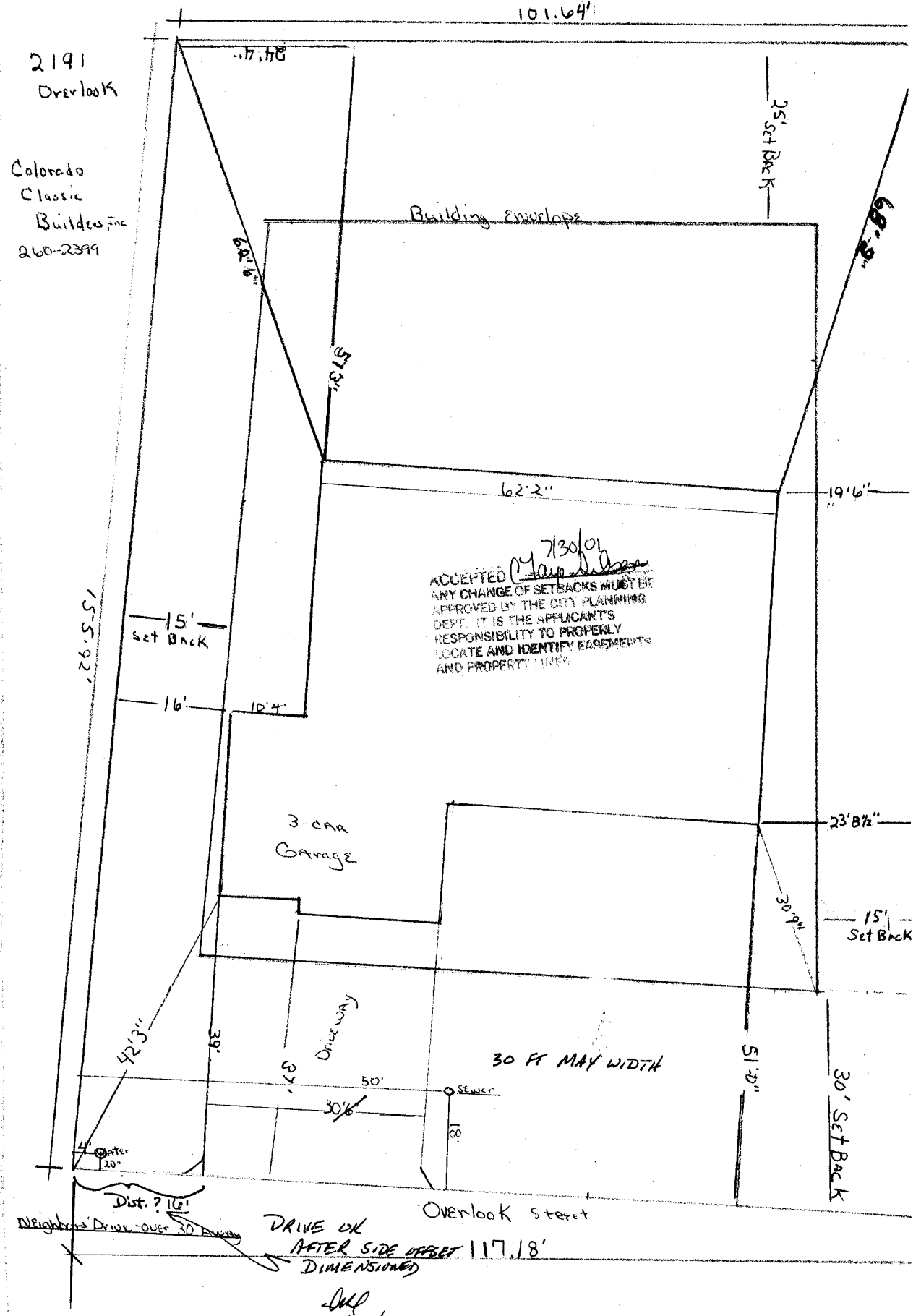
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2191  
Overlook

Colorado  
Classic  
Buildings, Inc  
260-2399

101.64'



7/30/01  
 ACCEPTED *Clare Wilson*  
 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

Neighbors Drive over 30 Boundary  
 Dist. ? 160'

DRIVE OK  
 AFTER SIDE OFFSET 117.18'  
 DIMENSIONED

JLD  
 7/27/01