

FEE \$ <u>10.00</u>
TCP \$ <u>—</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 791299



Your Bridge to a Better Community

BLDG ADDRESS 2193 Overlook CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2630
 TAX SCHEDULE NO. 2947-351-34-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2630
 FILING 9 BLK 2 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER DAVID BAGA USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS 2141 Redcliff Ln DESCRIPTION OF WORK & INTENDED USE New Res
G.J. CO 81503
 (1) TELEPHONE 334-2332 TYPE OF HOME PROPOSED:
 (2) APPLICANT Same Site Built Manufactured Home (UBC)
 (2) ADDRESS _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 X 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 004 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 4-26-01
 Department Approval Ronnie Edwards Date 5-2-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13949</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/2/01</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)

