

FEE \$ 1090
 TCP \$ 0
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. 79060

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 2196 Overlook Ct
 TAX SCHEDULE NO. 2947-351-34-003
 SUBDIVISION Canyon View
 FILING 9 BLK 2 LOT 3
 (1) OWNER Accl 2000
 (1) ADDRESS PO Box 511
 (1) TELEPHONE 434-7808
 (2) APPLICANT _____
 (2) ADDRESS same
 (2) TELEPHONE _____

SQ. FT. OF PROPOSED BLDGS/ADDITION 2200
 SQ. FT. OF EXISTING BLDGS 0
 TOTAL SQ. FT. OF EXISTING & PROPOSED 2200
 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this Construction
 USE OF EXISTING BUILDINGS Res.
 DESCRIPTION OF WORK & INTENDED USE Res. Const.
 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 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 PR-2
 SETBACKS: Front 30' from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 25' from PL
 Maximum Height 32'

Maximum coverage of lot by structures 30%
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions _____
 CENSUS 1401 TRAFFIC 64 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 Sullivan Date 3-15-01
 Department Approval Connie Edwards Date 3-19-01

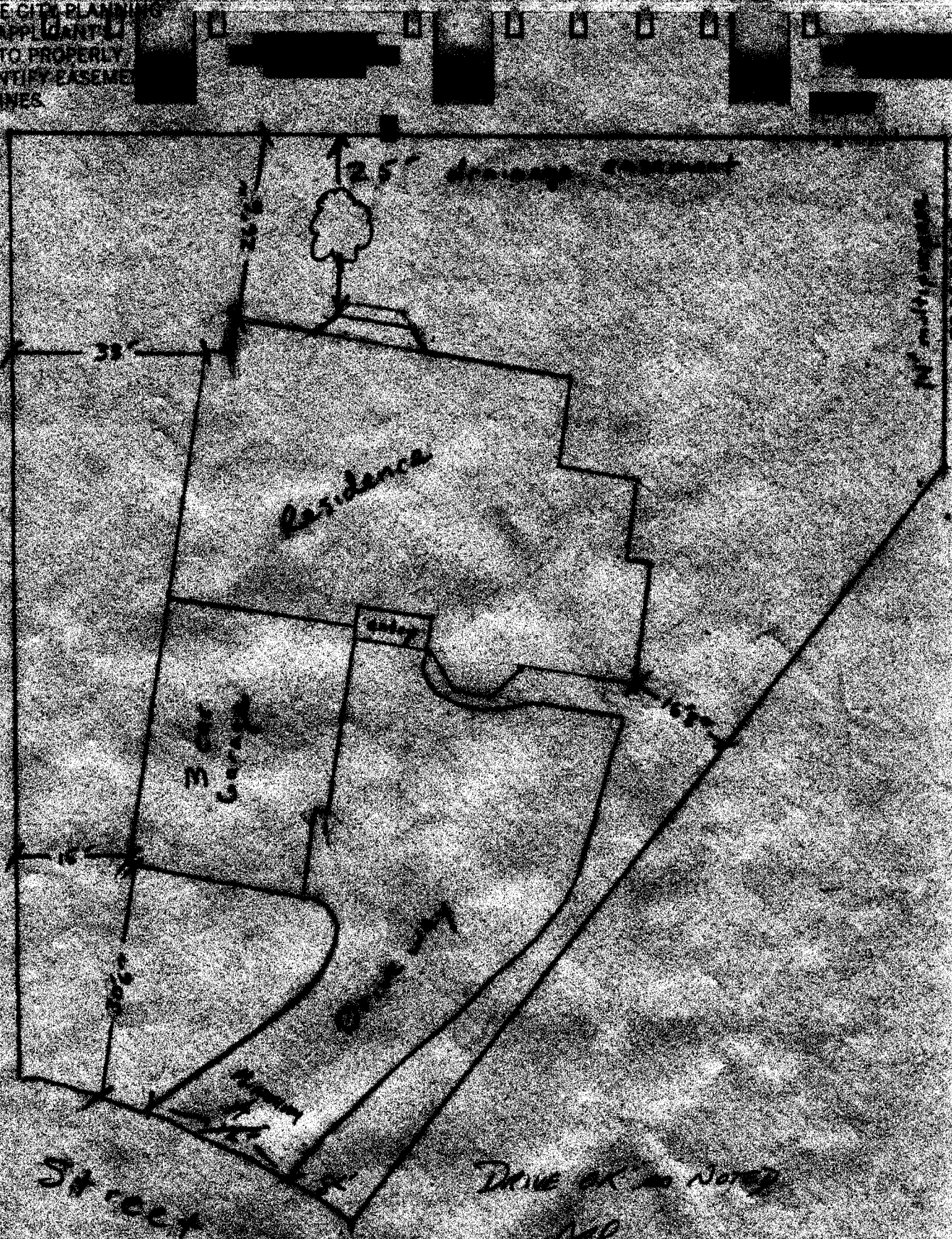
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|--|------|----|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. |
| Utility Accounting | Date | | |

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* 3/19/01
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
MEASURE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

2196 Overlook Ct
Canyon View Fil. 9 Blk 2 Lot 3



Done OK as noted
DLP
3/19/01