

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 76443

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2189 OVERLOOK TAX SCHEDULE NO. 2947-351-34-009
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3900
 FILING 9 BLK 2 LOT 9 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Fred Schwartz NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2499 Hwy 6 + 50 GJ
 (1) TELEPHONE 243-0456 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Fisiter Const. USE OF EXISTING BLDGS NEW HOME
 (2) ADDRESS 453 Stepping Stone Ct DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 216-6868

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-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 30' from property line (PL) Parking Req'mt 2
 or — from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 32'
 CENSUS 1401 TRAFFIC 64 ANNEX# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Fred Schwartz Date 8/15/00
 Department Approval Ronnie Edwards Date 8-22-00

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 13339
 Utility Accounting Debi Overholt Date 8-22-00

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)

101.84'



ACCEPTED *Bonnie* 8/22/00
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.

46'

161.06'

15'

15'

156.27'

15'

16'

DRIVEWAY

35'

25'

25' MAX WIDTH @ STREET.
KENTON
244-1421
116.97'

31'

36'

