

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

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

75932
 BLDG PERMIT NO. ~~2554~~



Your Bridge to a Better Community

BLDG ADDRESS 2194 Overlook Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2386

TAX SCHEDULE NO. 2947-351-~~38~~³⁴-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2386

FILING 9 BLK 2 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Stephen A. Fenske NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 906 S. Aspen Funicular USE OF EXISTING BUILDINGS Single Family Res.

(1) TELEPHONE 858-9350 DESCRIPTION OF WORK & INTENDED USE _____

(2) APPLICANT Chris Kendrick Cont. TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 231 W. Fallon Park Rd.

(2) TELEPHONE 245-8987

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 64 ANNEX# _____

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 7-12-2000

Department Approval [Signature] Date 6/28/00 pu

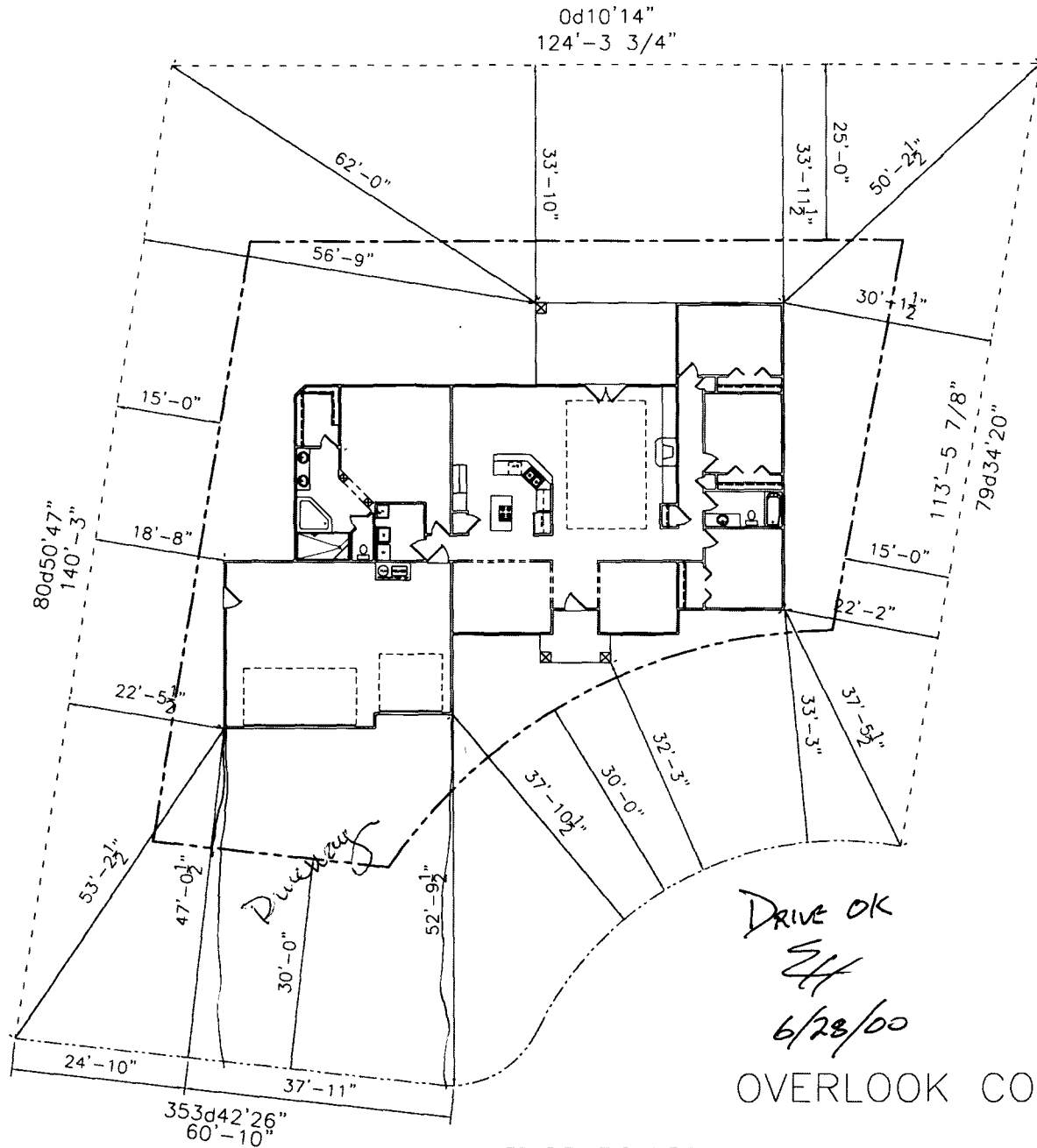
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13292</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/31/00</u>

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)

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

CANYON VIEW
BLOCK 1
LOT 3

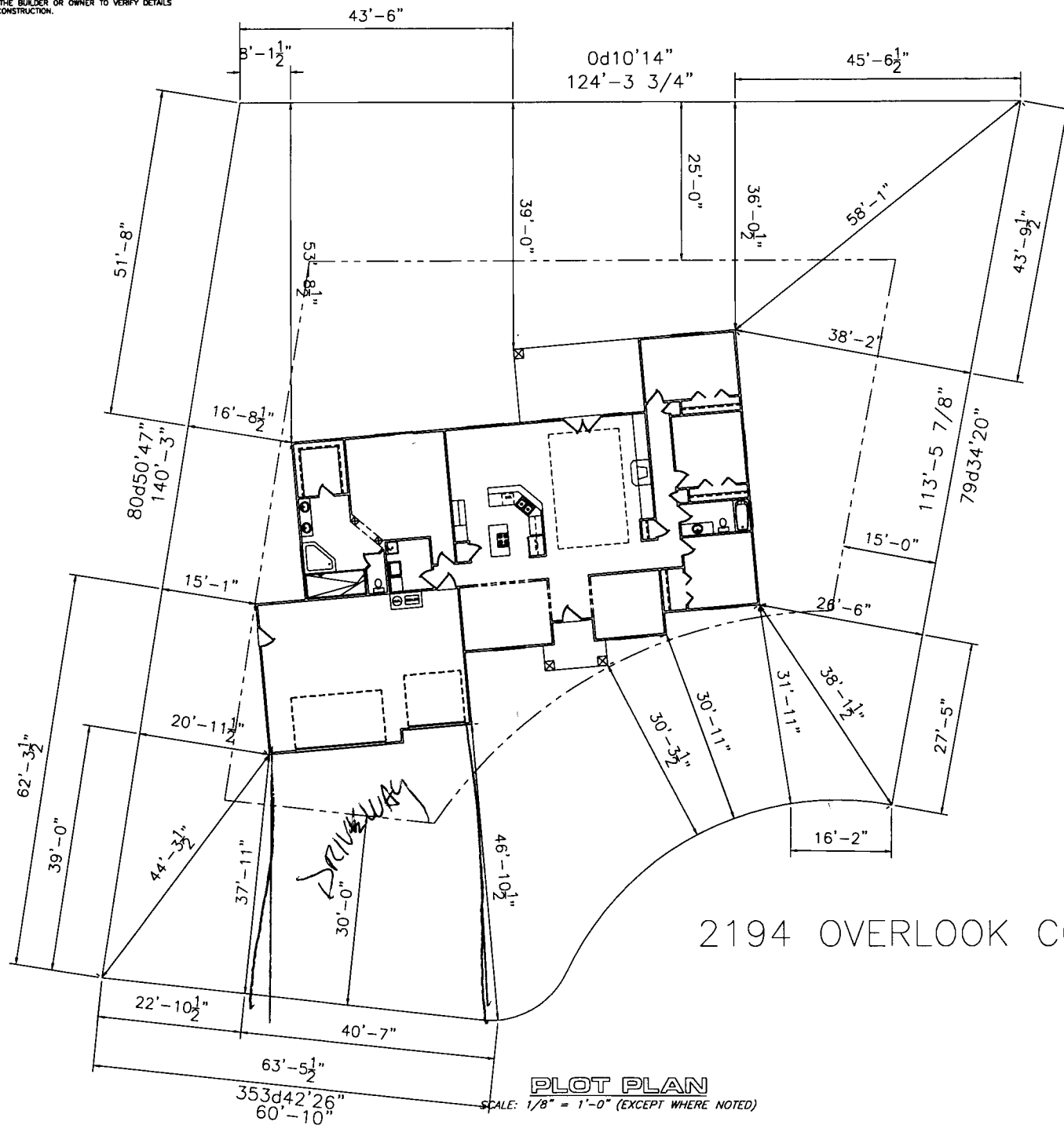


Setbacks okay
KHA 6/28/00

OVERLOOK COURT

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

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CANYON VIEW
BLOCK 1
LOT 3

revised 7/18/00
ACCEPTED *C. Jay Allen*
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.

2194 OVERLOOK COURT

PLOT PLAN

SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)