

FEE \$	10
TCP \$	0
SIF \$	292

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

BLDG PERMIT NO. 5303



Your Bridge to a Better Community

BLDG ADDRESS 2197 Overlook Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2799
TAX SCHEDULE NO. TBD 2947-351-~~6~~ SQ. FT. OF EXISTING BLDGS 0
34-005
SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2799
FILING 9 BLK 2 LOT 5
NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER Alan & Chrystle Hart
(1) ADDRESS 394 1/2 Valley View Way
(1) TELEPHONE 241-4458
USE OF EXISTING BUILDINGS N/A
(2) APPLICANT J. G. Molzahn Const.
(2) ADDRESS 3020 Brookcliff Ave
(2) TELEPHONE 434-6069
DESCRIPTION OF WORK & INTENDED USE New single family residence
TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) New Single Family Residence

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 PR2 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 Single family use only - no sub units.
CENSUS 1401 TRAFFIC 64 ANNEX# 523/10

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).

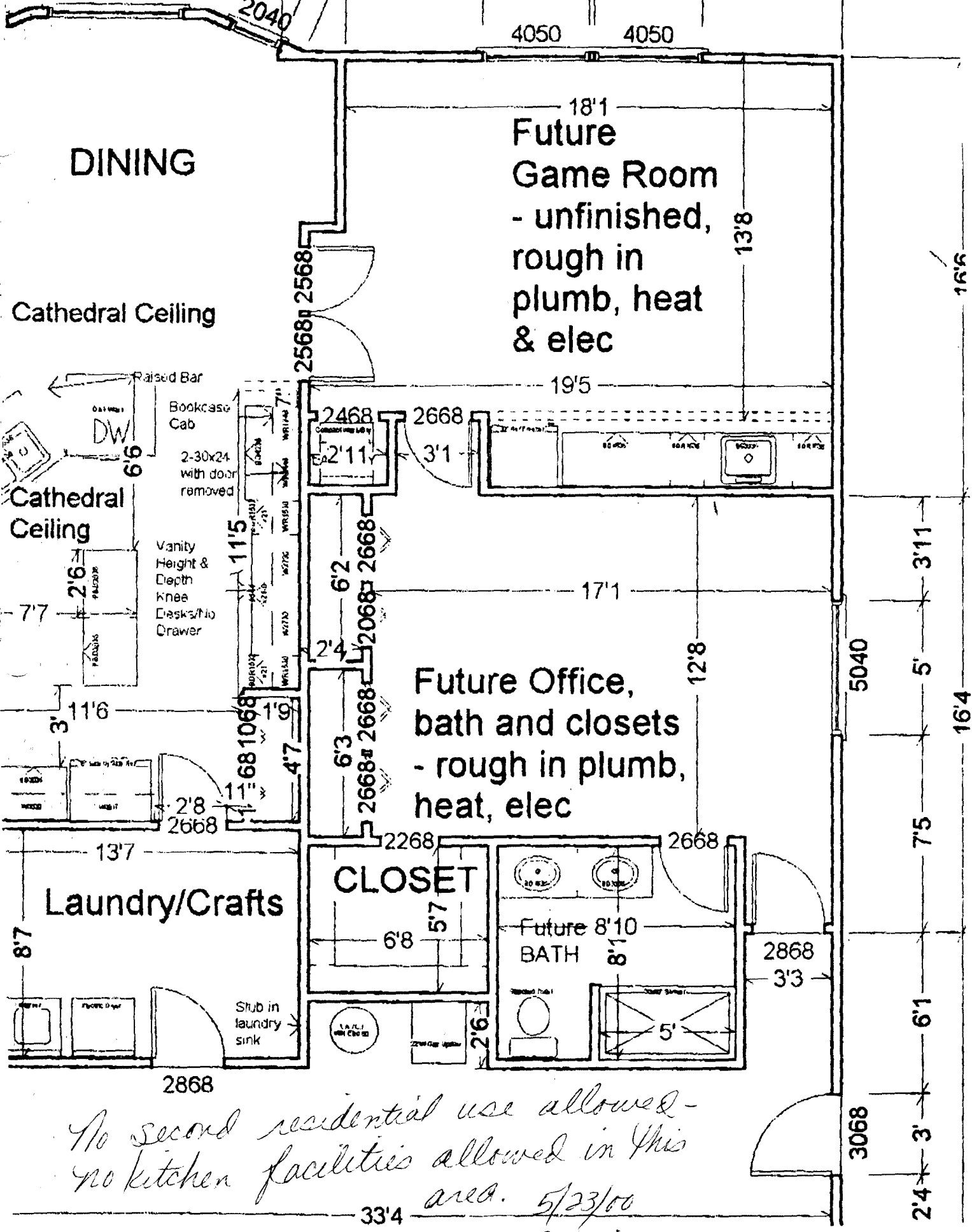
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Aidan E. Molzahn Date 5-16-00
Department Approval Ronnie Edwards Date 5-18-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>3114</u>
Utility Accounting	<u>K Hart</u>	Date	<u>5/19/00</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)



*No second residential use allowed -
no kitchen facilities allowed in this
area. 5/23/00*

Ronnie 2197 Overlook Ct.

City of Grand Junction
Community Development Dept.
250 N. 5th St.
Grand Junction, CO 81501
(970) 244-1430

FAX TRANSMITTAL

Date/Time: 5/23/00

To: Darrell

Location: Mesa County Bldg Dept.

Phone #: 244-1631

Fax #: 244-1639

From: Ronnie - City Planning

Phone #: (970) 244-1430

Re: 2197 Overlook Ct.

Pages (Incl. Cover Sheet): 3-

Notes: _____

If the Fax Is Incomplete or Illegible, Please Call the Number Listed above.

FEE \$	10
TCP \$	0
SIF \$	297

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

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TAX SCHEDULE NO. TBD 2947-351-1 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View ³⁴⁻⁰⁰⁵ TOTAL SQ. FT. OF EXISTING & PROPOSED 2799

FILING 9 BLK 2 LOT 5 NO. OF DWELLING UNITS:

(1) OWNER Alan & Chrystle Hart Before: 0 After: 1 this Construction

(1) ADDRESS 394 1/2 Valley View Way NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 241-4458 Before: 0 After: 1 this Construction

(2) APPLICANT J. G. Molzahn Const. USE OF EXISTING BUILDINGS N/A

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ZONE PR2

Maximum coverage of lot by structures 30%

SETBACKS: Front 30' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

Side 15' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions * Single family use only. no sub units.

CENSUS 1401 TRAFFIC 64 ANNEX# 723/1

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Applicant Signature Alan E. Hart Date 5-16-00

Department Approval Ronnie Edwards Date 5-18-00

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Utility Accounting	<u>Hart</u>	Date	<u>5/19/00</u>

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