

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>0</u>
SIF \$ <u>0</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. N/A



Your Bridge to a Better Community

65573-36187

BLDG ADDRESS 2193 Overlook Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 40 sq ft

TAX SCHEDULE NO. 2947-351-34-007 SQ. FT. OF EXISTING BLDGS 2600 + 20x30 garage

SUBDIVISION Canyon Vista TOTAL SQ. FT. OF EXISTING & PROPOSED 3240

FILING _____ BLK _____ LOT _____

(1) OWNER John/Candice Wagner

(1) ADDRESS 2193 Overlook Ct

(1) TELEPHONE 254-8064

(2) APPLICANT Same

(2) ADDRESS Same

(2) TELEPHONE _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction

USE OF EXISTING BUILDINGS Residence/plants

DESCRIPTION OF WORK & INTENDED USE Arbor

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 PD

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 _____

Permanent Foundation Required: YES _____ NO _____

Parking Req'mt _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 John E Wagner

Date 3/18/02

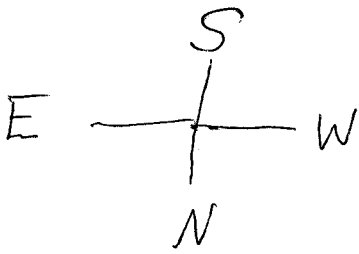
Department Approval Clare Johnson

Date 3/18/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>Rottie Kanover</u>	Date	<u>3-19-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

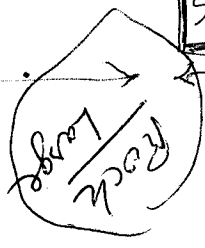
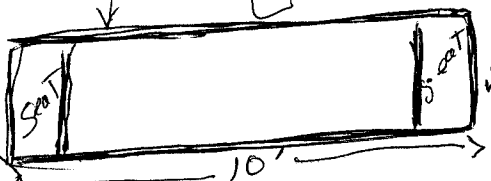
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



TO Back of Property

35'

17' 5"



HOUSE



JOHN & CANDY WAGNER
2193 OVERLOOK CT
GRAND JUNCTION CO 81503
(970) 254-8064

3-19-02

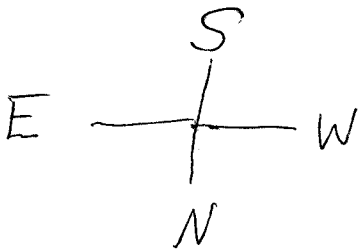
Pat Bushman

ACCEPTED
ANY CHANGE TO THE PLANS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT

Concrete Driveway

↓ Overlook CT

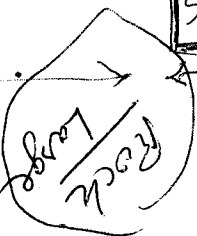
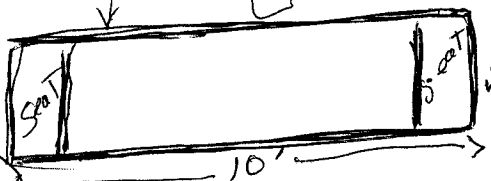
3 car Garage
Driveway



TO Back of Property

35'

17' 5"



HOUSE

JOHN & CANDY WAGNER
2193 OVERLOOK CT
GRAND JUNCTION CO 81503
(970) 254-8064

3-19-02

Pat Budiman

ACCEPTED
ANY CHANGES TO TRACKS MUST BE
APPROVED BY THE PLANNING
DEPARTMENT OF THE COUNTY
ENGINEER AND ARCHITECT

Concrete Driveway

↓ Overlook CT

3 car Garage & Drive Way

From: John & Candice Wagner
2193 Overlook Court
Grand Junction, CO 81503 Phone 254-8064

To: Grand Junction City Planning Commission

RE: Arbor - Trellis March 18, 2002

We are in process of completely landscaping our new home at the above address.

We have submitted our plans to the Canyon Vista Homeowner's Architectural and Landscape Committee as required. The Committee has reviewed our plans and find them to be in compliance with the HOA requirements regarding

1. aesthetics - in keeping with a natural looking environment
2. specifics as to proposed landscape materials such as berms, gravel, & curbing,
3. proposed vegetation including grass areas, shrubbery, flower beds & trees.
4. garden bed and arbor / trellis.

The HOA Committee finds the arbor / trellis to be in keeping with the overall landscaping theme and in compliance with setback and materials requirements. The HOA Committee recommended we submit this part of our plan to the Grand Junction Planning Commission for consideration in case it is enough of a separate structure per se that it may need your review accordingly.

The arbor / trellis would be located off the SE corner of our house away from the street. The inner edge of the arbor / trellis will be about 2 1/2 feet from the SE corner of our house. The outer edge of the arbor / trellis will be set in from the side property line ~~about 12 feet~~. The arbor / trellis will be about 35 feet from the back of the property line. *measured @*

17'5"
J&W

The arbor / trellis would include a wooden bench at each end, a heavy grade lattice on each end (4 ft. wide x 6 ft high of lattice), and a flag stone walk through from the side door of the house through the arbor to the back yard and on to the back patio. The length of the arbor / trellis from post to post is to be about 10 feet.

Materials are to be of pressure treated lumber (4 x 4 posts, 2 x 6 end and cross braces, 2 x 6 boards in seating, treated 1 x 2 top boards, heavy grade lattice on ends). In addition all wood will be sprayed with a stain to ensure uniformity of appearance and lasting quality.

One end of the lattice is to be planted with a yellow climbing rose and the other end is to be planted with a clematis.

If you have question or concern please contact us accordingly. Thank you for your consideration.

John & Candy Wagner

John E. Wagner
Candy Wagner

Attached: Sketch of corner of house, lot, location of arbor / trellis.