

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 73183

JK

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 2165 Standing Rock CT TAX SCHEDULE NO. 2947-~~357~~-? ²⁶³⁻²⁸⁻⁰⁰⁶

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3600

FILING ⁸ BLK 28 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Ford Keeler NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2165 Standing Rock Ct NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT DAVID Bagg USE OF EXISTING BLDGS New Res

(2) ADDRESS 2141 Redcliff Cir DESCRIPTION OF WORK AND INTENDED USE: New Res

(2) TELEPHONE 261-2222

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 Maximum coverage of lot by structures 30%

SETBACKS: Front 30' from property line (PL) Parking Req'mt _____
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 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 [Signature] Date 12-1-99

Department Approval [Signature] Date 12/7/99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12730

Utility Accounting [Signature] Date 12/7/99

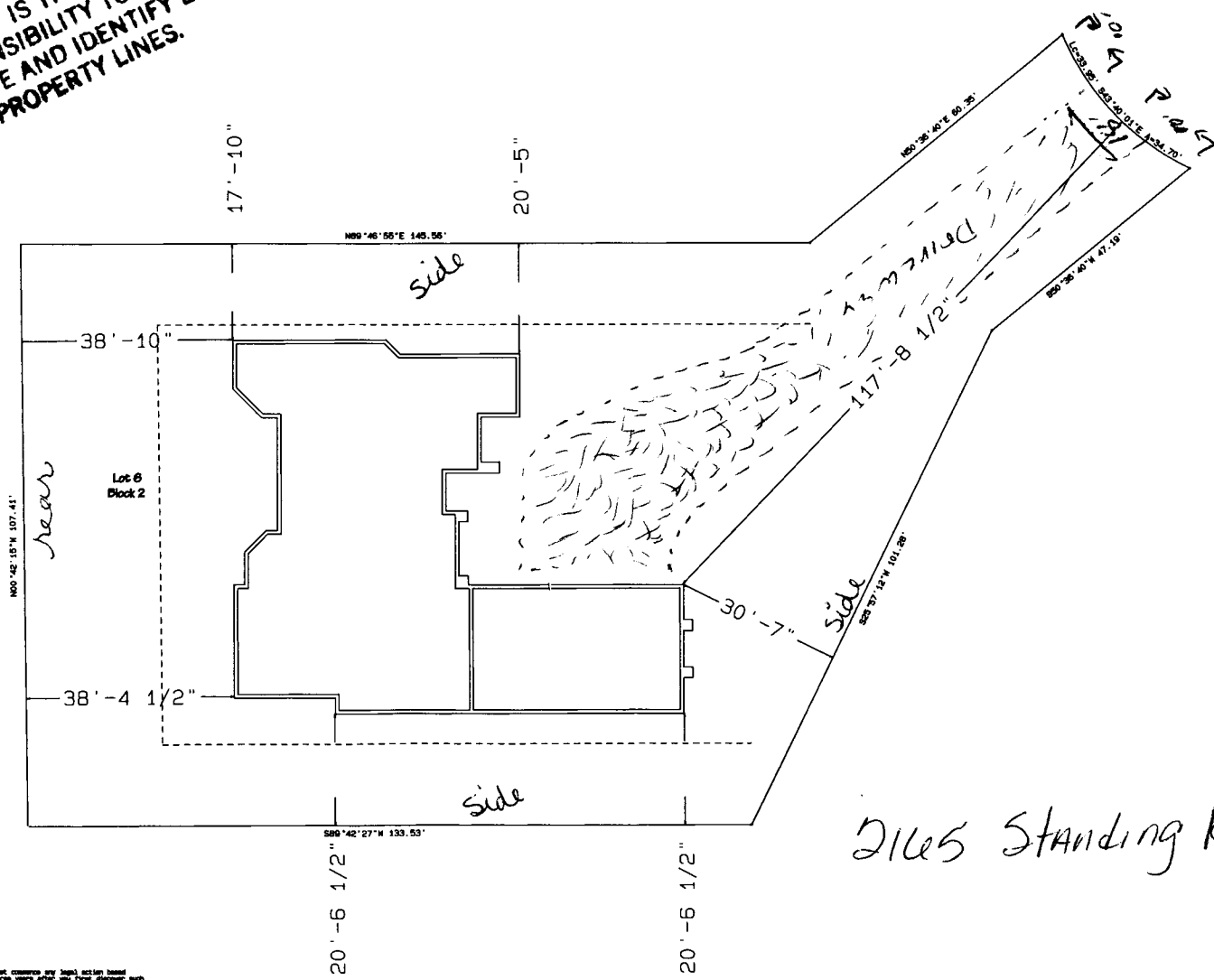
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

KEELER RESIDENCE

W/Steve Morgan 12/17

ACCEPTED
ANY CHANGE OF SETBACKS MUST
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



244-1451
DRIVE O.K.
[Signature]

Dikes Standing Rock Ct

KEELER RESIDENCE			
B&B BUILDERS			
SECTION 1/4	1/4	S. 36	T. 36N R. 96W S. 1/2 E. 1/2 E. MERIDIAN
THOMPSON-LANGFORD CORPORATION			
688 S. 1/2 ROAD - B-210 (70) 245-0017			
Grand Junction, CO 81505 sl@tlowest.com			
PL Survey 10383 Imp/1008 IFO		JOB NO. 0393-008	
Drawn: HAN	Checked: HAN	Date: Nov. 30, 1999	Sheet: 1 of 1

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. To the extent any actual fraud and defect, if this survey is considered more than ten years from the date of the certification shown herein.