

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



BLDG PERMIT NO. 71102

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

EX

RH. 7

BLDG ADDRESS 2185 STAMING ROCK DR TAX SCHEDULE NO. 2947-351-00059
 SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3700
 FILING BLK 7 B LOT 4 SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER BENNETT CONSTRUCTION NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2155 Village View Ct
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT GOLF BENNETT USE OF EXISTING BLDGS -
 (2) ADDRESS 2155 Village View Ct DESCRIPTION OF WORK AND INTENDED USE: NEW HOME
 (2) TELEPHONE 241-0795

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 _____
 SETBACKS: Front 30' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 15' from PL Rear 25' from PL
 Maximum Height _____ 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 Golf Bennett Date July 2, 99
 Department Approval Bill Nash Date 7-12-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. 12475

Utility Accounting Patricia Vanover Date 7/12/99

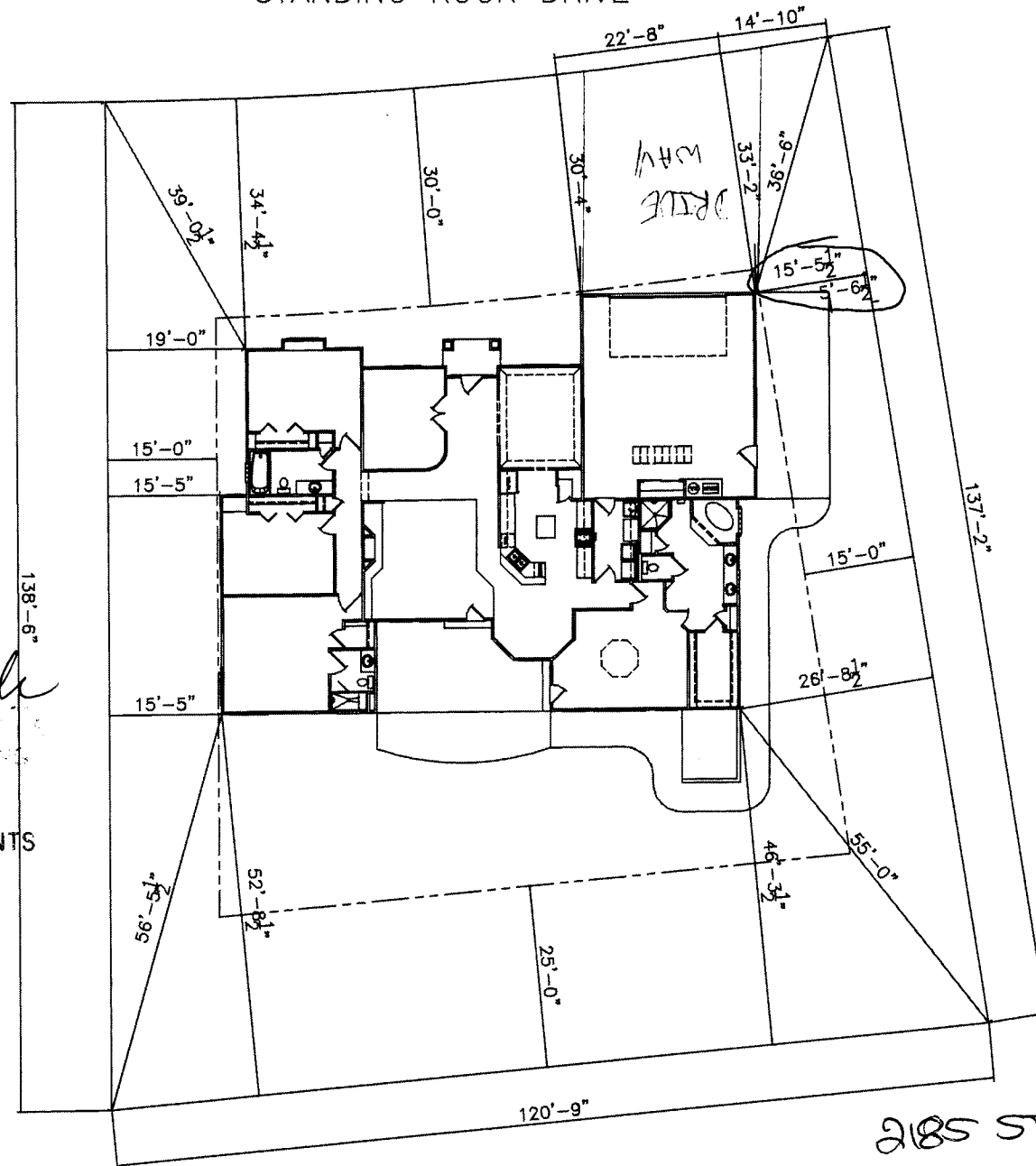
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

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

STANDING ROCK DRIVE

CANYON VIEW
 LOT 4
 BLOCK 3



7.12.99
 ACCEPTED *Bill Nally*
 ANY CHANGE OF SETBACKS SHALL BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE CONTRACTOR'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

7/16/99
 DRIVE O.K.
Kan m/kan

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

2185 Standing Rock Dr
 # 2147-351-00-059
Part of