

FEE \$	10.00
TCP \$	—
SIF \$	292.00



BLDG PERMIT NO. 73303

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

BLDG ADDRESS 2186 Standing Rock TAX SCHEDULE NO. 2947-351-24-007
 SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 3303
 FILING 7 BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Matt + Joelle Horner NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 22325 Rim Dr.
 (1) TELEPHONE 248-9797 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT J. G. Melza Construction USE OF EXISTING BLDGS N/A
 (2) ADDRESS 3020 Book Cliff Ave. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 434-6069 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 PR-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 30' from property line (PL) Parking Req't 2
 or from center of ROW, whichever is greater
 Side 15' from PL Rear 25' from PL Special Conditions
 Maximum Height 32'
 CENSUS 1401 TRAFFIC 604 ANNEX#

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 12-20-99
 Department Approval Ronnie Edwards Date 12-23-99

Additional water and/or sewer tap fee(s) are required: YES NO () W/O No. 12750
 Utility Accounting [Signature] Date 12/23/99

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)

