

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



BLDG PERMIT NO. 21886

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

EX

BLDG ADDRESS 2188 Standing Rock Dr. TAX SCHEDULE NO. 2447-351-~~0000~~ 24-006

SUBDIVISION Canyon View #7 SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2392

FILING<sup>7</sup> BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER D. Begg NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2141 Redcliff Cir NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 261-2222 USE OF EXISTING BLDGS ~~New Res~~

(2) APPLICANT DAVID Begg DESCRIPTION OF WORK AND INTENDED USE: New Res

(2) ADDRESS Same

(2) TELEPHONE \_\_\_\_\_

**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) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt 2

Side 15' from PL Rear 25' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 1401 TRAFFIC 64 ANNX# \_\_\_\_\_

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 9-3-2C Grand Junction Zoning & Development 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 9-9-99

Department Approval [Signature] Date 9-10-99

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12567

Utility Accounting [Signature] Date 9/10/99

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)