

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 72238



Your Bridge to a Better Community

Et

BLDG ADDRESS 2192 Standing Rock Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2310

TAX SCHEDULE NO. 2941-351-24-004 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 3020

FILING 7 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Chris Kerduehn Const. NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 231 W. Fallen Rock Rd. USE OF EXISTING BUILDINGS Single Family Residence

(1) TELEPHONE (970) 245-8987 DESCRIPTION OF WORK & INTENDED USE ✓

(2) APPLICANT owner TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(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 PR-2 Maximum coverage of lot by structures _____

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height 32' Special Conditions _____

CENSUS 1401 TRAFFIC 64 ANNEX# _____

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 10-1-99

Department Approval Ronnie Edwards Date 10-12-99

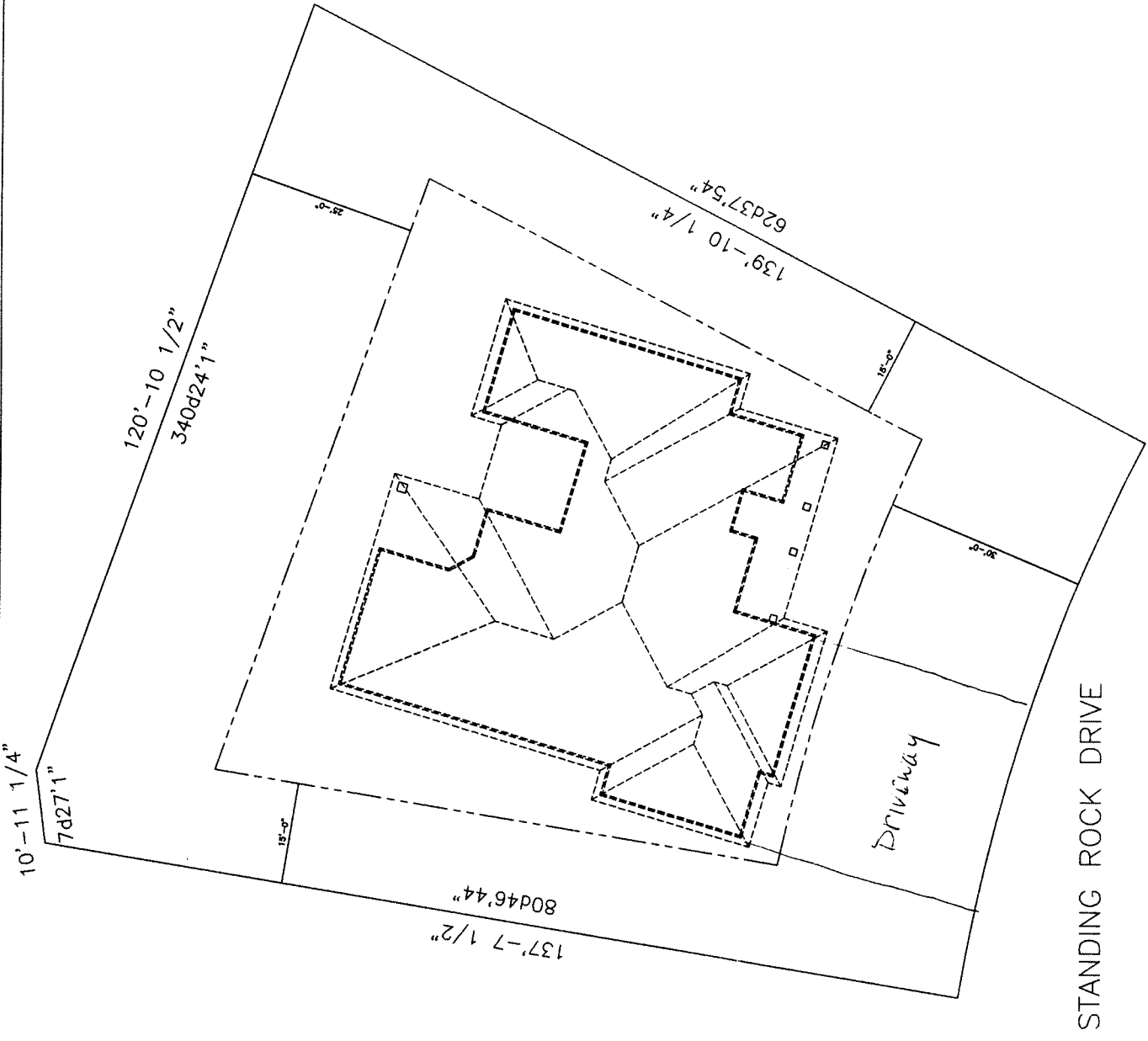
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>2623</u>
Utility Accounting	<u>[Signature]</u>		Date

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.

BLOCK 1, LOT 4
CANYON VIEW - PHASE 7



10/11/99
DRIVE O.K.
km/m

ACCEPTED *Bonnie* 10/12/99
AN OFFICIAL OF SETBACKS SHALL BE
APPROVED BY THE PLANNING
DEPARTMENT. ALL EASEMENTS
MUST BE LOCATED AND PROPERLY
LOCATED AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

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