

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



BLDG PERMIT NO. ~~71011~~
71011

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

EX

BLDG ADDRESS 2195 STANTON RD TAX SCHEDULE NO. 2947-351-00-059

SUBDIVISION CANYON VIEW SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2200

FILING BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER Bennett Co 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

(1) TELEPHONE 241-0795 USE OF EXISTING BLDGS -

(2) APPLICANT John Bennett DESCRIPTION OF WORK AND INTENDED USE: New Home

(2) ADDRESS 2155 Village View Ct

(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 PR-2 Maximum coverage of lot by structures _____

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 _____ 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 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 John Bennett Date July 2, 98

Department Approval Ronnie Edwards Date 7/29/99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 12509

Utility Accounting K. Durka Date 7/30/99

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

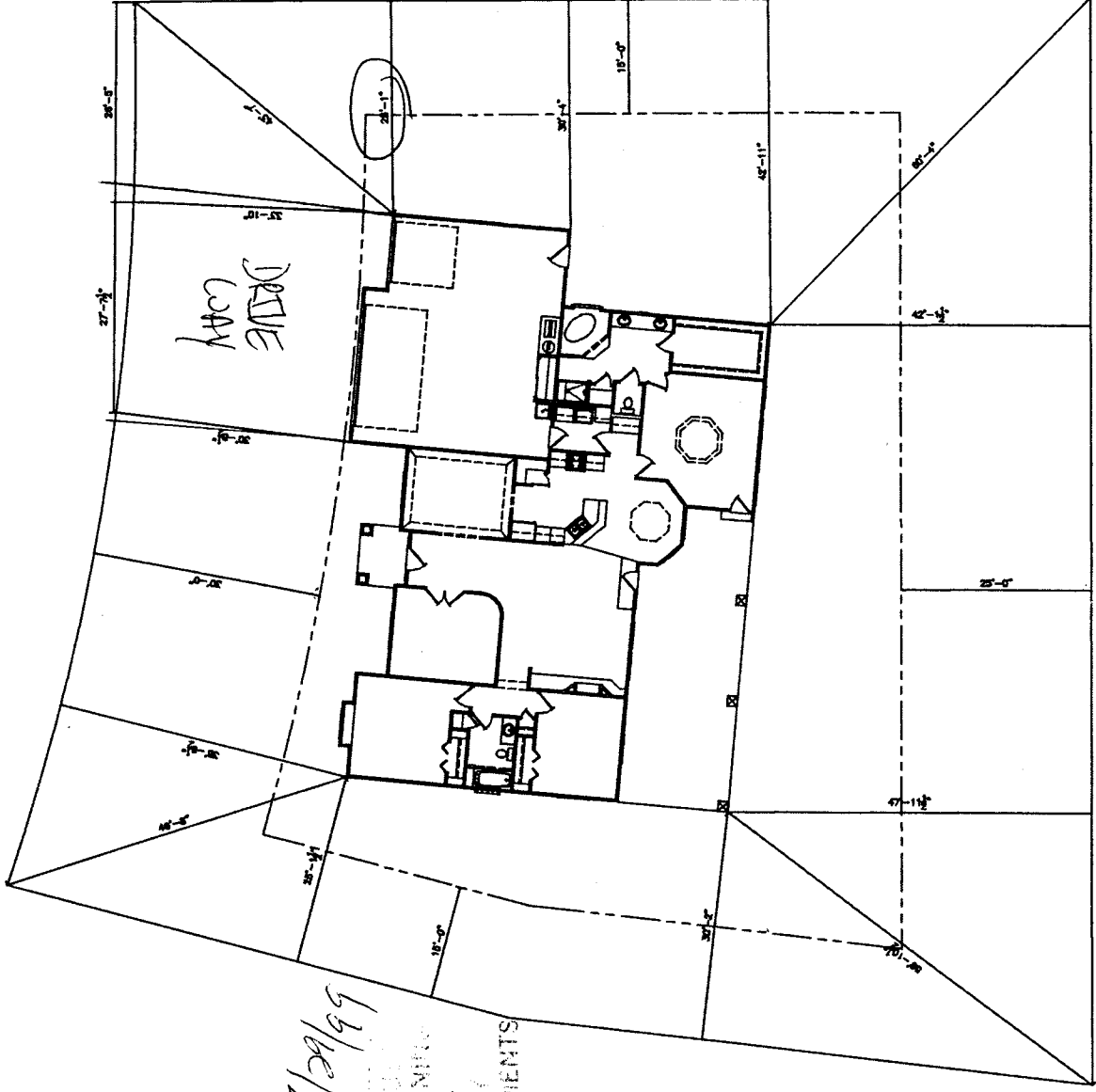
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CANYON VIEW
PHASE VII
BLOCK 2
LOT 2

2195 Standing Rock Dr
2447-351-00-059
Phase A

Rock

2195 STANDING ROCK DRIVE



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

Connie 7/29/99

CONSTRUCTION OF THIS PROJECT SHALL BE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR RESIDENTIAL CONSTRUCTION, LATEST EDITION, AS APPLIED TO THIS PROJECT. ALL DIMENSIONS ARE TO FINISH SURFACES UNLESS OTHERWISE NOTED.

7/6/99
DRIVE O.K.
Kms/Jan

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