

FEE \$	10 -
TCP \$	-
SIF \$	292 -

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

BLDG PERMIT NO. 72132



Your Bridge to a Better Community

BLDG ADDRESS 2198 Standing Rock Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1894 #
 TAX SCHEDULE NO. 2947-351-24-001 SQ. FT. OF EXISTING BLDGS Ø
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 7 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Advanced Const. Contractors Inc NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS Po Box 511 USE OF EXISTING BUILDINGS residentially
 (1) TELEPHONE 434 7808 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Chris Williams TYPE OF HOME PROPOSED:
 (2) ADDRESS 553 34rd Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434 7808 Manufactured Home (HUD)
 Other (please specify) _____

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 PH-2 Maximum coverage of lot by structures 30%
 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 2
 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).

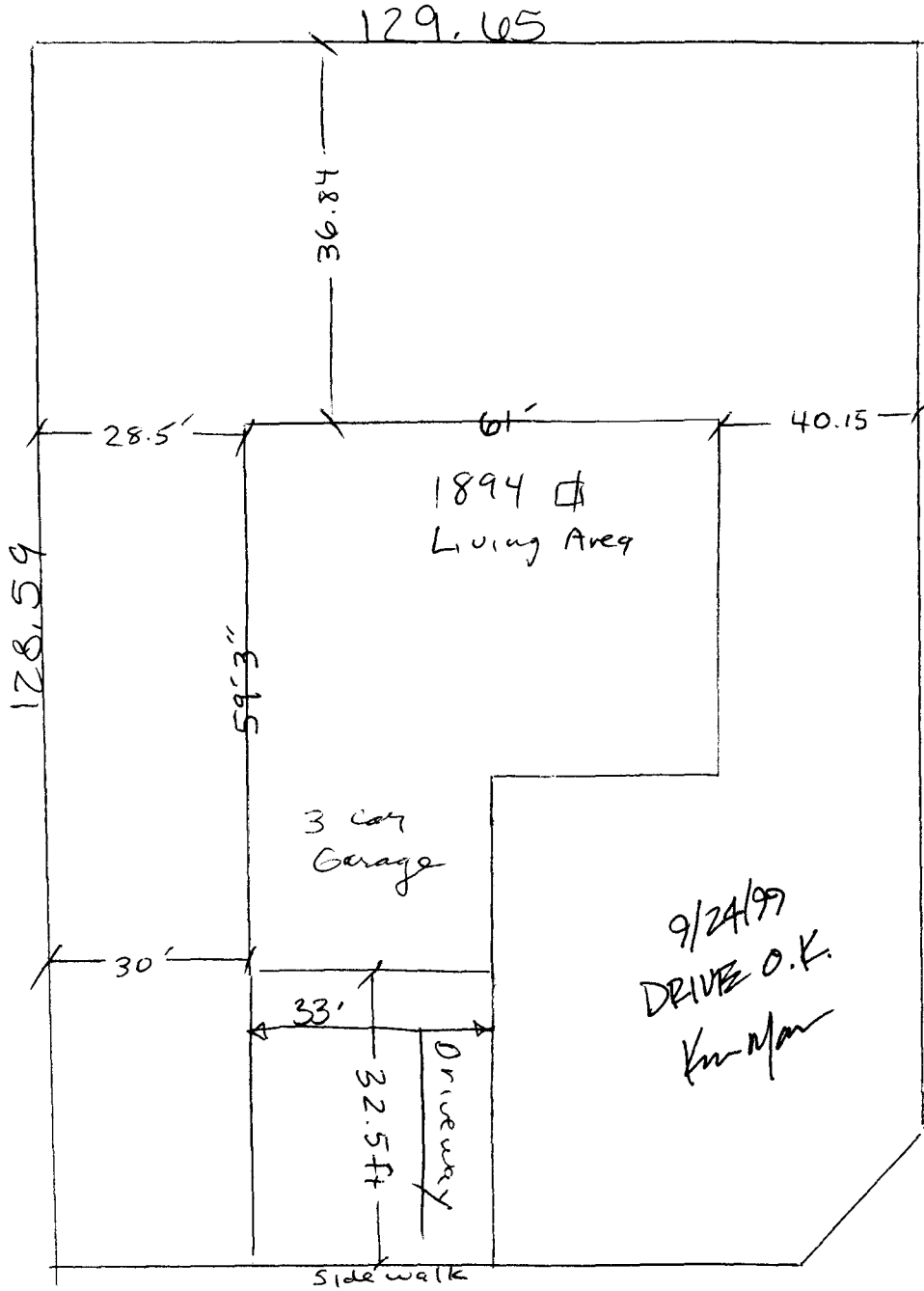
Applicant Signature Chris Williams Date 9-23-99
 Department Approval H. Valdez Date 9-24-99

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	NO	W/O No. <u>12593</u>
Utility Accounting	<u>Adams</u>	Date	<u>9-23-99</u>

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)

ACCEPTED KV 9-24-99
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

2198 Standing Rock Dr.
Canyon View Filing 7
Lot 1 B1K 1



South Camp Rd.

2198 Standing Rock Dr

not to scale