

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

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

BLDG PERMIT NO. 70378



Your Bridge to a Better Community

BLDG ADDRESS 2188 DEERCOCK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2000  
 TAX SCHEDULE NO. 2947-351-3002 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2000  
 FILING 9 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: 6 After: 1 this Construction  
 (1) OWNER BENNETT CO NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS P.O. BOX 60359 USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE 970-241-0795 DESCRIPTION OF WORK & INTENDED USE NEW HOME  
 (2) APPLICANT BENNETT CO TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. BOX 60359  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 970-241-0795  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 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 2  
 Maximum Height \_\_\_\_\_ 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 John Bennett Date 8-15-00  
 Department Approval C-Layne Johnson Date 8-18-00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13334</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>8-18-00</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)

UNITS:  
1. IF A REQUIREMENT OF THE ZONING OR OTHER TO VARY LOCAL  
AND APPLICABLE RULES TO CONSTRUCTION.

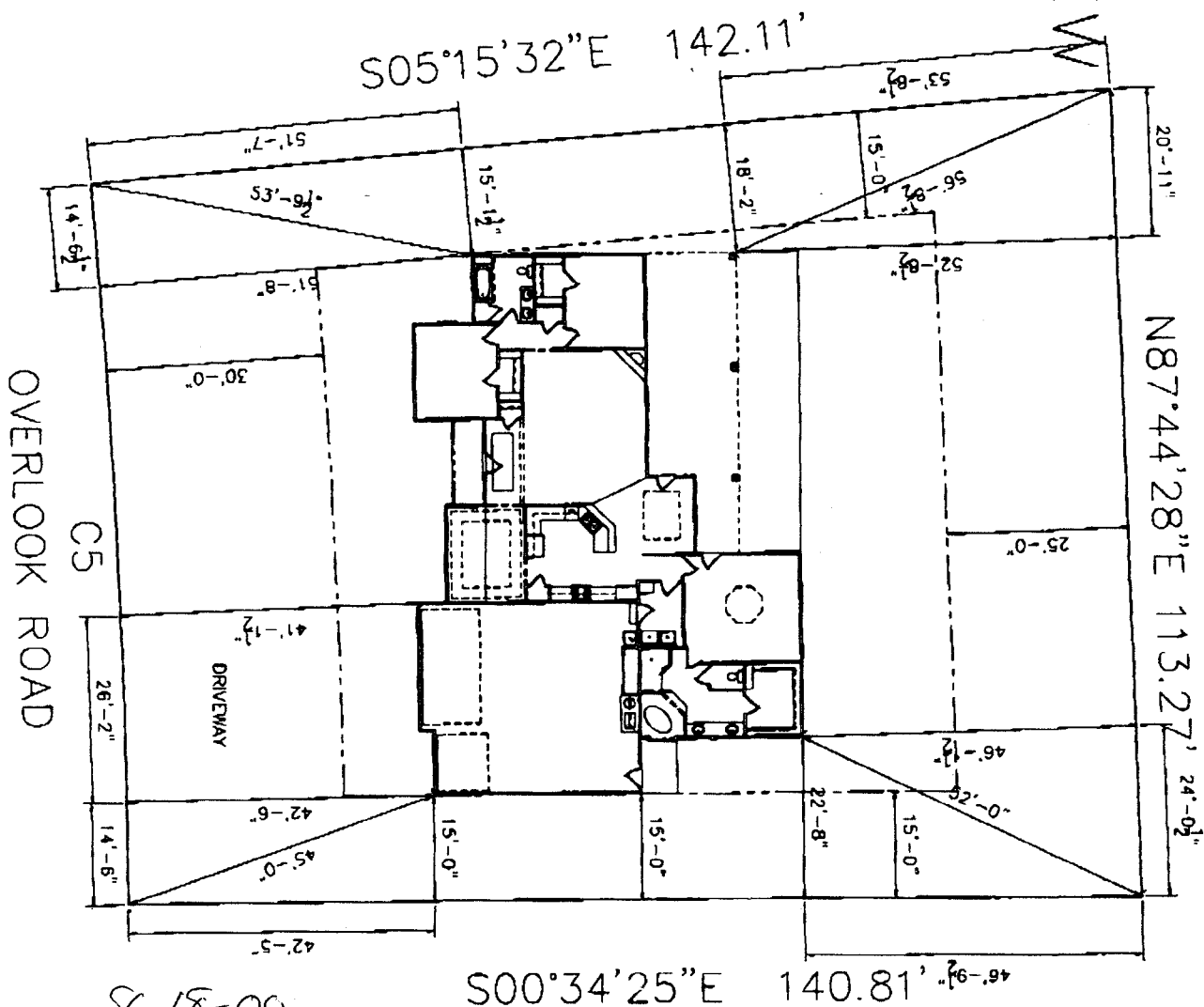
# CANYON VIEW

## Block 1

### Lot 2

#### 0.347 ACRES

*Handwritten notes:*  
Canyon View  
8-16-00



*Handwritten notes:*  
8-18-00  
Layne Wilson

ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.