

FEE \$	10.00
TCP \$	—
SIF \$	292.00

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

BLDG PERMIT NO. 73918



Your Bridge to a Better Community

BLDG ADDRESS 2163 Standing Rock CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2700

TAX SCHEDULE NO. 2947-264 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View Fl 8 TOTAL SQ. FT. OF EXISTING & PROPOSED 2700

FILING 8 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Becky NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2141 Redcliff Cir USE OF EXISTING BUILDINGS New Res

(1) TELEPHONE 261-2222 DESCRIPTION OF WORK & INTENDED USE New Res

(2) APPLICANT Dave Becky 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 30%

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES Y 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 [Signature] Date 2-8-00

Department Approval [Signature] Date 2/14/00

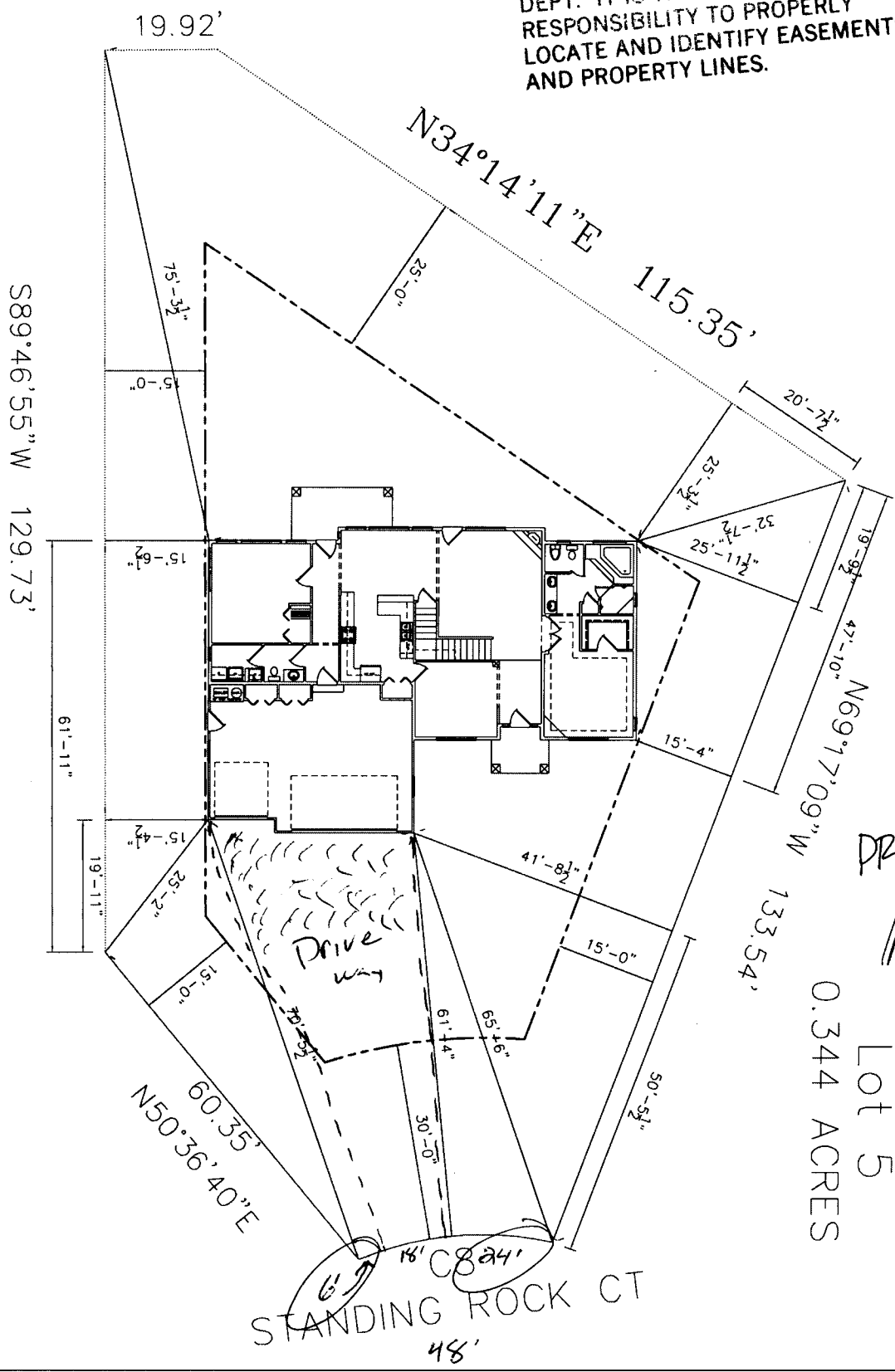
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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: I, IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION

ACCEPTED SLC 2/14/00
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.



2/7/00
DRIVE O.K.

[Signature]

CANYON VIEW

Block 2

Lot 5

0.344 ACRES

STANDING ROCK CT
48'

S89°46'55"W 129.73'

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