

FEE \$	10.00
TCP \$	-
SIF \$	292-



NH

BLDG PERMIT NO. 74571

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

BLDG ADDRESS 2166 Standing Rock TAX SCHEDULE NO. _____

SUBDIVISION Canyon View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2350

FILING BLK 8 LOT 4 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER Paul Bauman NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2166 Standing Rock NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE _____

(2) APPLICANT DAVID BAGA USE OF EXISTING BLDGS New Res

(2) ADDRESS 2141 Redcliff Cir DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 234-2222 New Res

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) Parking Req't 2
 or _____ from center of ROW, whichever is greater

Side 15' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS 401 TRAFFIC 04 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 _____

Department Approval [Signature] Date 3/31/00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12987

Utility Accounting [Signature] Date 3/31/00

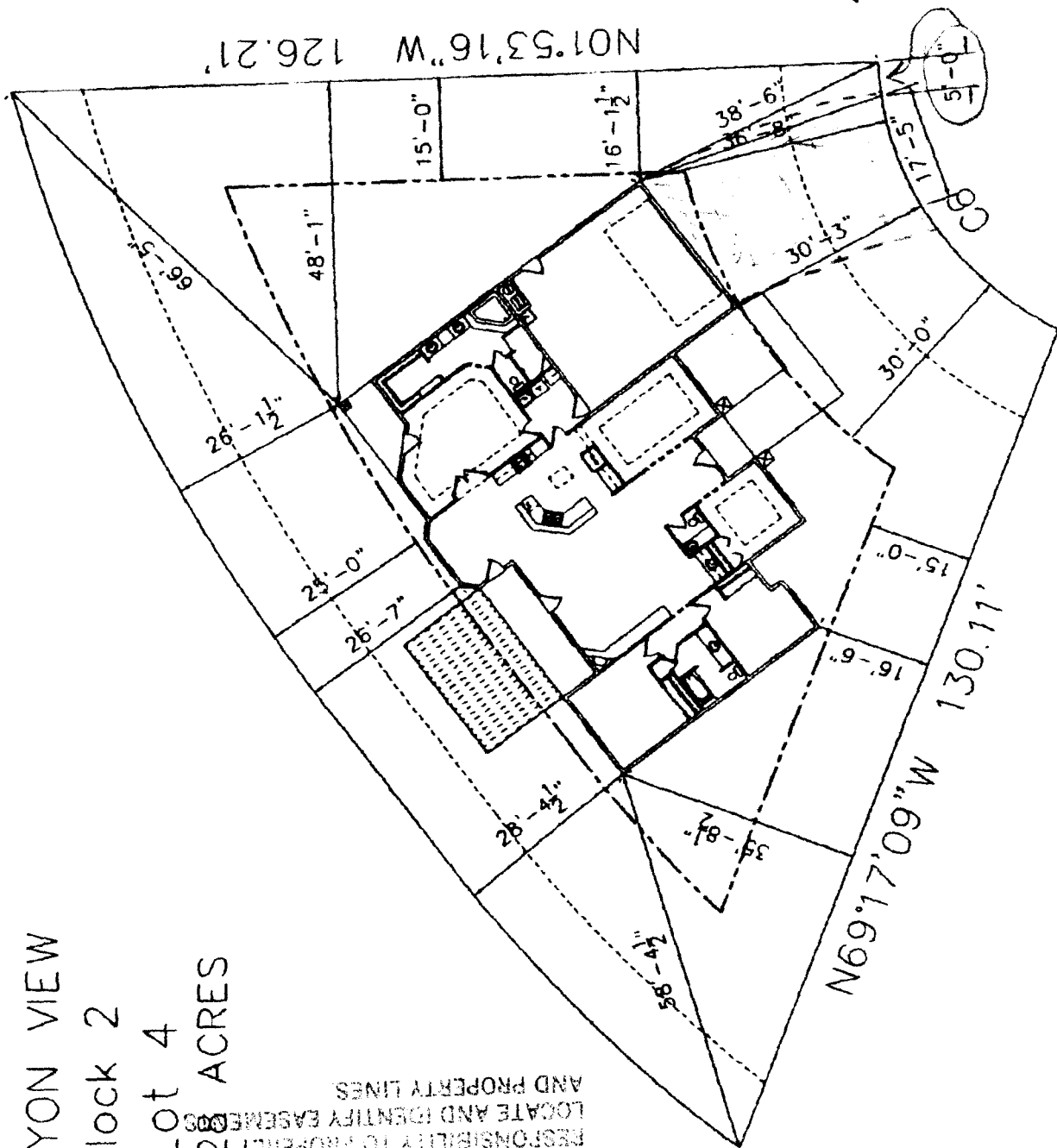
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CANYON VIEW
Block 2
Lot 4
0.328 ACRES

Missie 3/3/00

ACCEPTED
ANY CHANGE OF OR REVISION
APPROVED BY THE CITY ENGINEER
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERTY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES



DRIVE OK
Missie
3/30/00

Miss Standing Rock Ct

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

NOTES:
1. IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY ALL DATA AND DIMENSIONS SHOWN ON THIS PLAN.
2. ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY ENGINEER.