

|        |        |
|--------|--------|
| FEE \$ | 10.00  |
| TCP \$ | —      |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 73679



Your Bridge to a Better Community

*Handwritten initials*

BLDG ADDRESS 2167 Standing Rock Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3307  
 TAX SCHEDULE NO. 2947-351-26608 <sup>263-28-007</sup> SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 3307  
 FILING 8 BLK 2 LOT 7 NO. OF DWELLING UNITS:  
 Before: — After: 1 this Construction  
 (1) OWNER Bennett Co NO. OF BUILDINGS ON PARCEL  
 Before: — After: 1 this Construction  
 (1) ADDRESS P.O. Box 60340 USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Bennett Co TYPE OF HOME PROPOSED:  
 (2) ADDRESS Po. Box 60340  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 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 75%  
 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 Exterior Side Setback 20'  
 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 Jan 25, 00  
 Department Approval Michelle Aragon Date 1/31/00

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>12829</u> |
| Utility Accounting                                     | <u>T. Bensley</u>                       | Date                        | <u>1/31/00</u>       |

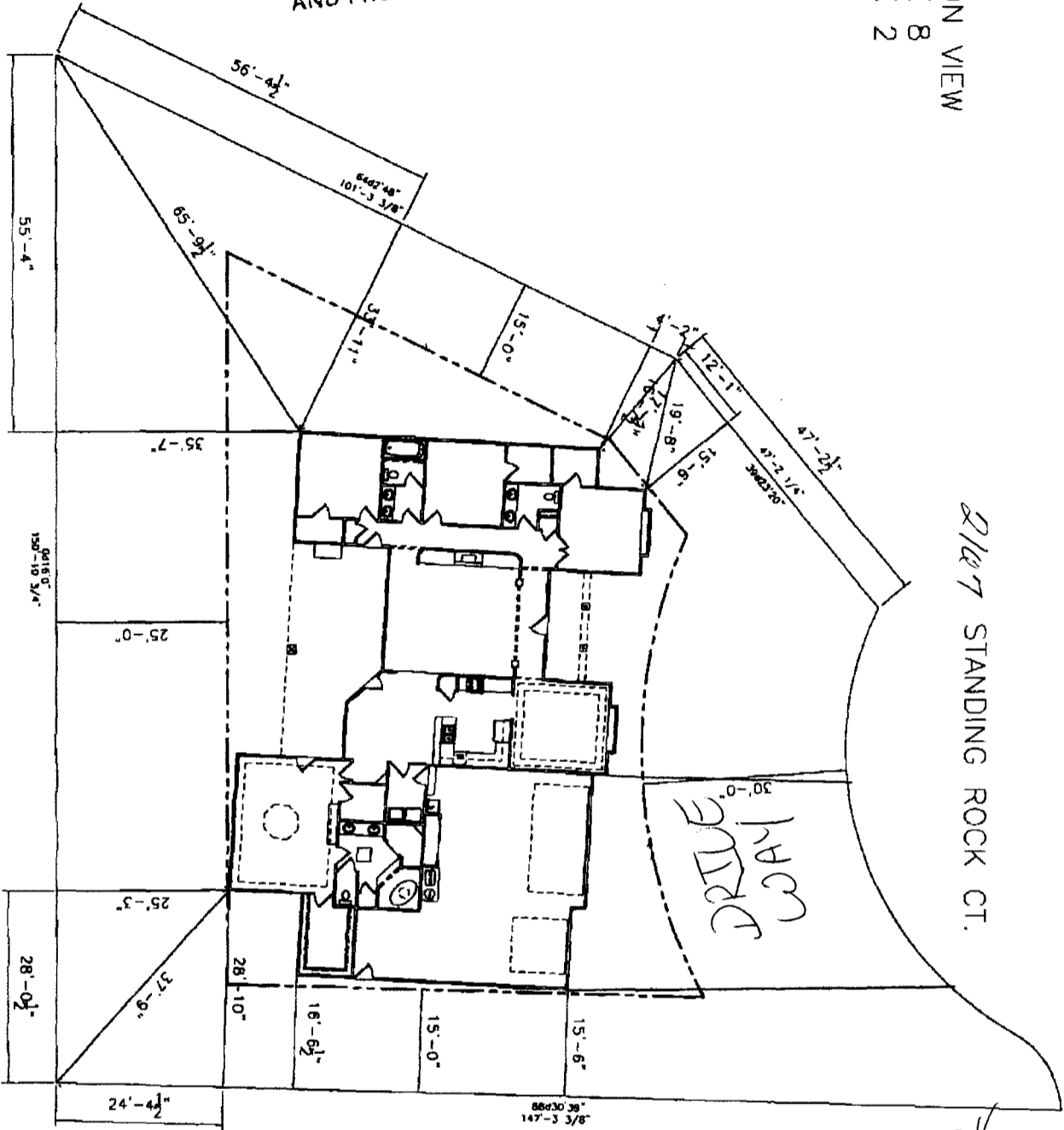
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CANYON VIEW  
PHASE 8  
BLOCK 2  
LOT 7

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

4/18/00 1/31/00



2147 STANDING ROCK CT.

DRIVE YARD

Drive  
Back Down  
1-25-2000

SCALE: 1/8" = 1'-0" (EX. NOTED)  
PLOT PLAN