

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

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

BLDG PERMIT NO. 77583



Your Bridge to a Better Community

BLDG ADDRESS 2171 Standing Rock Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2252 ^(New)

TAX SCHEDULE NO. 2947-263-28-009 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2252

FILING 8 BLK 2 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER ACCI 2000 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS P O Box 511 Clifton USE OF EXISTING BUILDINGS residential housing

(1) TELEPHONE 970 418 3000 ⁸¹⁵²⁰ DESCRIPTION OF WORK & INTENDED USE build house

(2) APPLICANT (Same) 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 NO
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt 2

^{extend} Maximum Height 32' Special Conditions _____

CENSUS 1401 TRAFFIC 64 ANNX# _____

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 William Date 10-4-00

Department Approval C. Jay Johnson Date 10/13/00

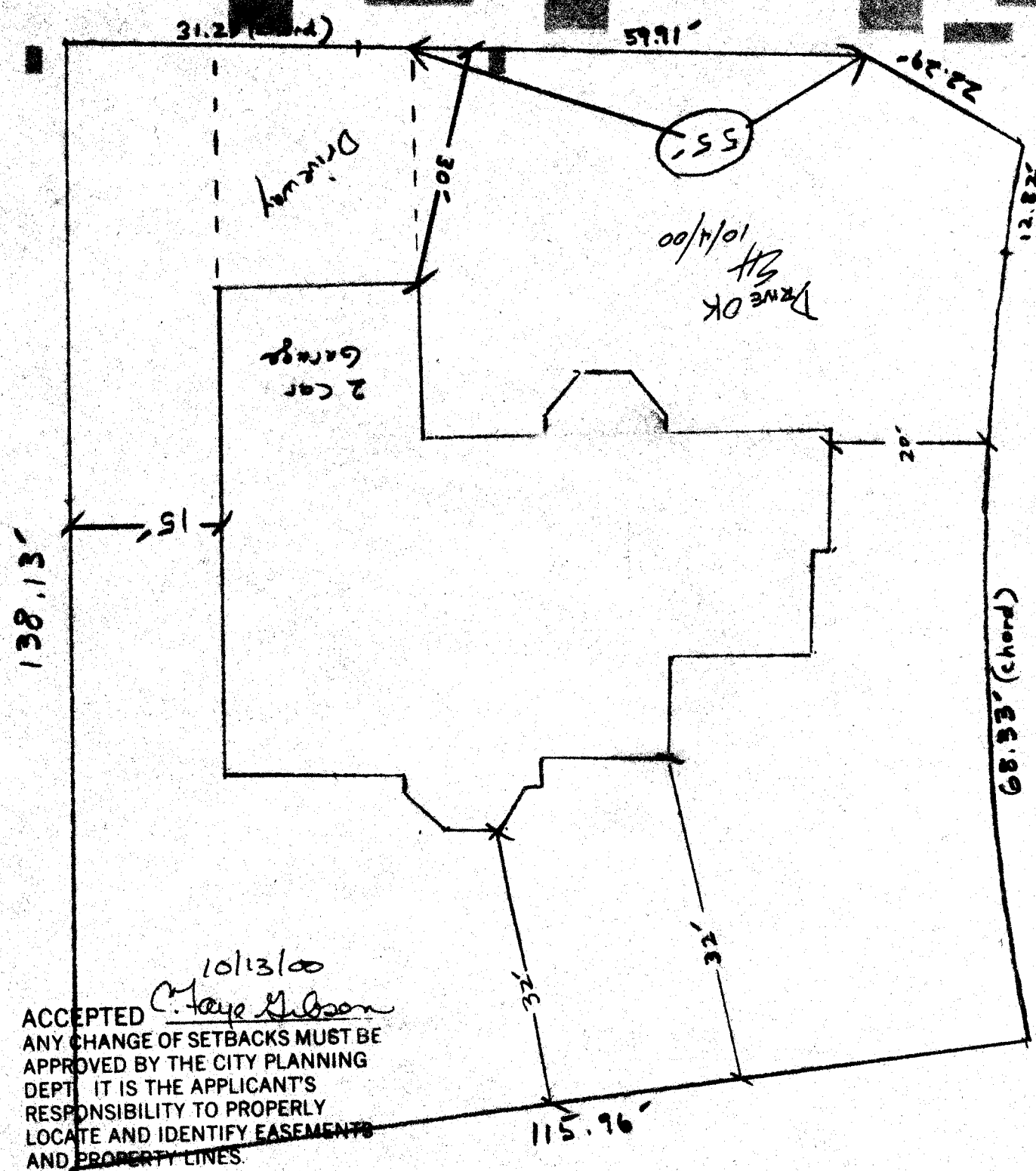
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13478</u>
Utility Accounting <u>D. A. A. A.</u>	Date <u>10-13-00</u>		

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)

Standing Rock Ct.

Granite Falls Way



10/13/00
 C. T. Gibson
 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.

Plot Plan 2171 Standing Rock Ct.