

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0

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

Other -  
 BLDG PERMIT NO. 74527



Your Bridge to a Better Community

BLDG ADDRESS 2174 Standing Rock DRIVE SQ. FT. OF PROPOSED BLDGS/ADDITION 100

TAX SCHEDULE NO. 2947-264-27.002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 100

FILING 8 BLK \_\_\_\_\_ LOT \_\_\_\_\_

(1) OWNER South Camp Proj. NO. OF DWELLING UNITS:  
 Before: 0 After: 0 this Construction

(1) ADDRESS 321 Quail Dr. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) TELEPHONE 245-1155 USE OF EXISTING BUILDINGS Pump House

(2) APPLICANT DAVE BAGA DESCRIPTION OF WORK & INTENDED USE 10x10 Pump House

(2) ADDRESS 2141 Redcliff Cir TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 Other (please specify) pump house

(2) TELEPHONE 284-2222

**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 20' FROM GRANITE FALLS 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 \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 64 ANN# \_\_\_\_\_

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 3/29/00

Department Approval [Signature] Date 3.29.00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/29/00</u>

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

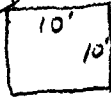
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

GRANITE FALLS WAY

123.53'

14' multi purpose easement

2'



50'

2174  
Standing Rock  
Pump House Only

STANDING ROCK DRIVE

14' multi purpose easement

Pediment's Water & Power Canal  
# 2

258.8

10' irrigation easement

ACCEPTED

Bill Nuhn 3.29.2000

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.

North

TRACT A  
CANYON VIEW FILING B