

FEE \$	10
TCP \$	0
SIF \$	292
	302

New home

BLDG PERMIT NO. 74223

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



Your Bridge to a Better Community

BLDG ADDRESS 2175 Standing Rock SQ. FT. OF PROPOSED BLDGS/ADDITION 9984
 TAX SCHEDULE NO. 2947-351-29-01 SQ. FT. OF EXISTING BLDGS NA
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 8 BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Lucien Fenealle USE OF EXISTING BUILDINGS NA
 (1) ADDRESS P.O. Box 588 DESCRIPTION OF WORK & INTENDED USE New Single Family
 (1) TELEPHONE 719-658-0712 TYPE OF HOME PROPOSED:
 (2) APPLICANT Maves Const. Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 1813 L. Red Fruite _____ Manufactured Home (HUD)
 (2) TELEPHONE 858-9642 _____ 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 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
 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 David Maves Date 3-7-200
 Department Approval Ronnie Edwards Date 3-8-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1294</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>3/8/00</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)

In the Space Below Please Neatly Draw a Site Plan Showing the Following:

1. An outline of the **property lines** with dimensions. []
2. An outline of the **proposed structure** with **dotted lines** and **dimensions** of the proposed structure. []
3. The **distance** from the proposed structure to the front, rear and side property lines (setbacks). []
4. All **easements** and **rights-of-way** on the property. []
5. All **other structures** on the property. []
6. All **streets** adjacent to the property and street names []
7. All existing and proposed **driveways**. []
8. Location of existing and/or **proposed parking** and **number of spaces**. []

Any of the above information the applicant fails to show on the drawing will result in a delay of obtaining the building permit.

