

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

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

BLDG PERMIT NO. 77117



Your Bridge to a Better Community

BLDG ADDRESS 2179 Standing Rock Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2700

TAX SCHEDULE NO. _____ SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2700

FILING 7 BLK 3 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER Ron Petersen USE OF EXISTING BUILDINGS _____

(1) ADDRESS _____

(1) TELEPHONE _____

(2) APPLICANT B:B Custom Dave Bryg DESCRIPTION OF WORK & INTENDED USE New Res

(2) ADDRESS 2141 Redcliff Cir TYPE OF HOME PROPOSED:
81503 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 234-2222

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 PD 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

exterior side - 20' Special Conditions _____
 Maximum Height _____

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 10-4-00

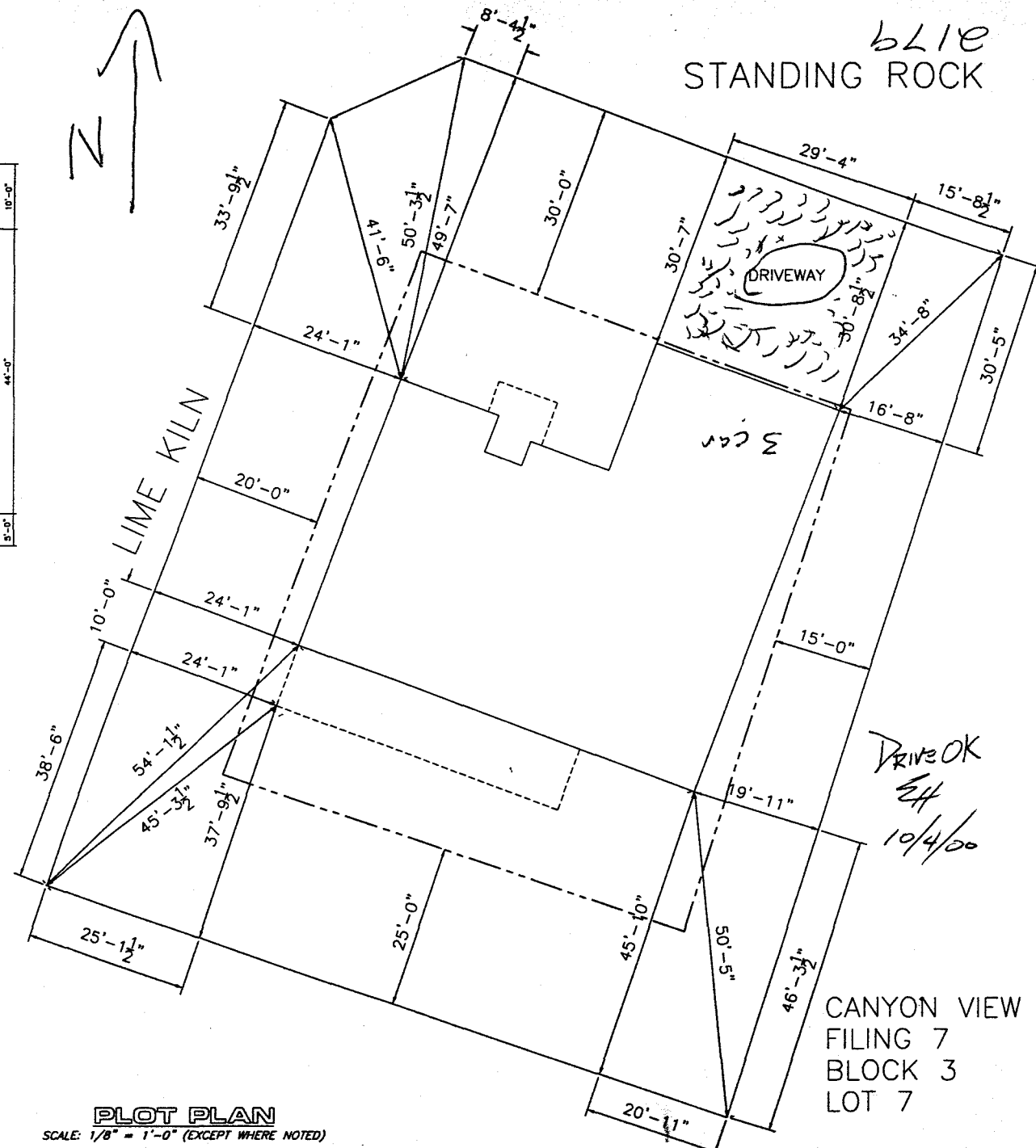
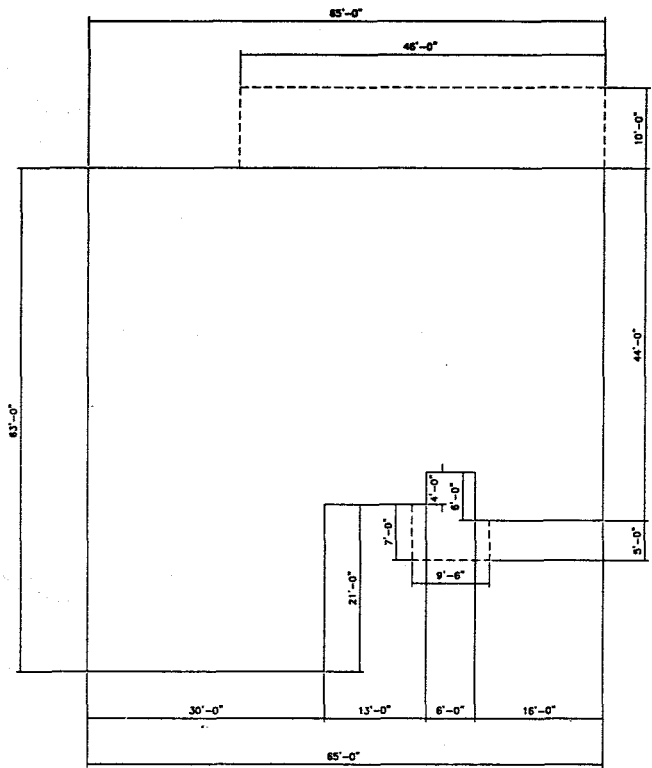
Department Approval [Signature] Date 10/6/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>1346</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-6-00</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)

NOTES:
 IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
 AND DIMENSIONS PRIOR TO CONSTRUCTION.



6L1E
 STANDING ROCK

ACCEPTED *C. J. Gibson*
 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.

DRIVE OK
 EH
 10/4/00

CANYON VIEW
 FILING 7
 BLOCK 3
 LOT 7

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