

FEE \$ <u>12<sup>00</sup></u>
TCP \$ <u>0</u>
SIF \$ <u>292<sup>00</sup></u>

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

BLDG PERMIT NO. 73680



*Handwritten initials*

Your Bridge to a Better Community

BLDG ADDRESS 21<sup>80</sup> STANSING ROCK RD SQ. FT. OF PROPOSED BLDGS/ADDITION 3450 AA  
745 GARAGE

TAX SCHEDULE NO. 2947-264-27-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CANYON VIEW SUBD. TOTAL SQ. FT. OF EXISTING & PROPOSED NEW 748 GARAGE  
3450 + 100

FILING 7 BLK 1 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Colo Home Homes Bldg. & Design LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 186 1/2 CANYON VIEW DR USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE GRAND DET CO 81503 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE-FAMILY RESIDENCE

(2) APPLICANT JEFFREY D KELLEY TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS SAME

(2) TELEPHONE 970 247-5969 360 6353

**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 Jeffrey D Kelley Date 1-31-00

Department Approval Janita Mastello Date 1-25-00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>12812</u>
Utility Accounting <u>Don Overholt</u>	Date <u>1-25-00</u>		

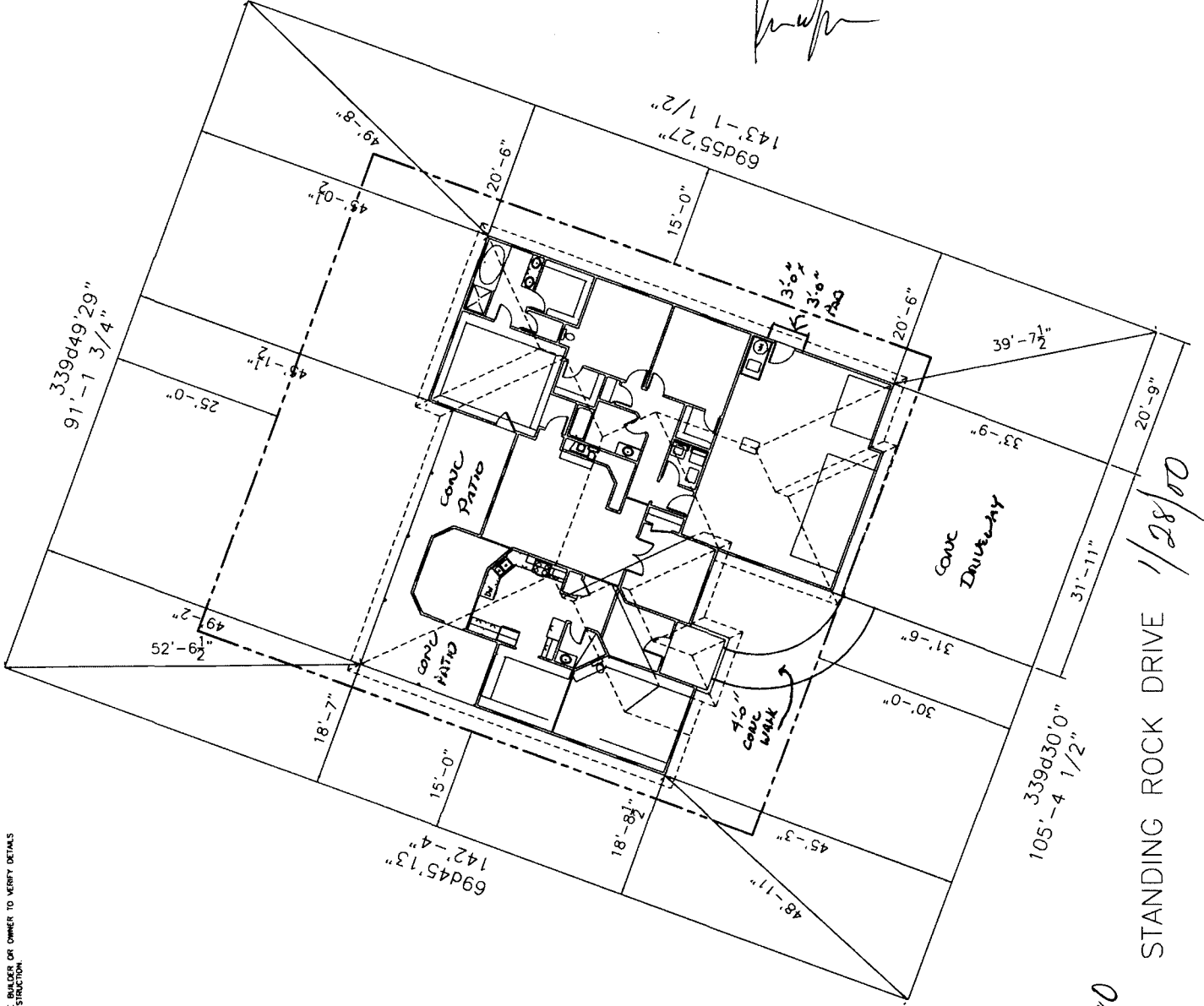
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CANYON VIEW PHASE VII  
 BLOCK 1 - LOT 10

ACCEPTED SLC 1/25/00  
 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.

1/24/00  
 DRIVE O.K.  
*[Signature]*



2178  
 2180  
 00/82/1  
 STANDING ROCK DRIVE 1/28/00

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