

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

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

BLDG PERMIT NO. 76446



Your Bridge to a Better Community

BLDG ADDRESS 2182 Staring Peak SQ. FT. OF PROPOSED BLDGS/ADDITION 2473
 TAX SCHEDULE NO. 2947-351-2409 SQ. FT. OF EXISTING BLDGS n/a
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2473
 FILING 7 BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Hemenann Steve
 (1) ADDRESS 200 Grand Ave USE OF EXISTING BUILDINGS SFR
 (1) TELEPHONE 243-1985 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT Austin & Augusta TYPE OF HOME PROPOSED:
 (2) ADDRESS Same Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE Same 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 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).

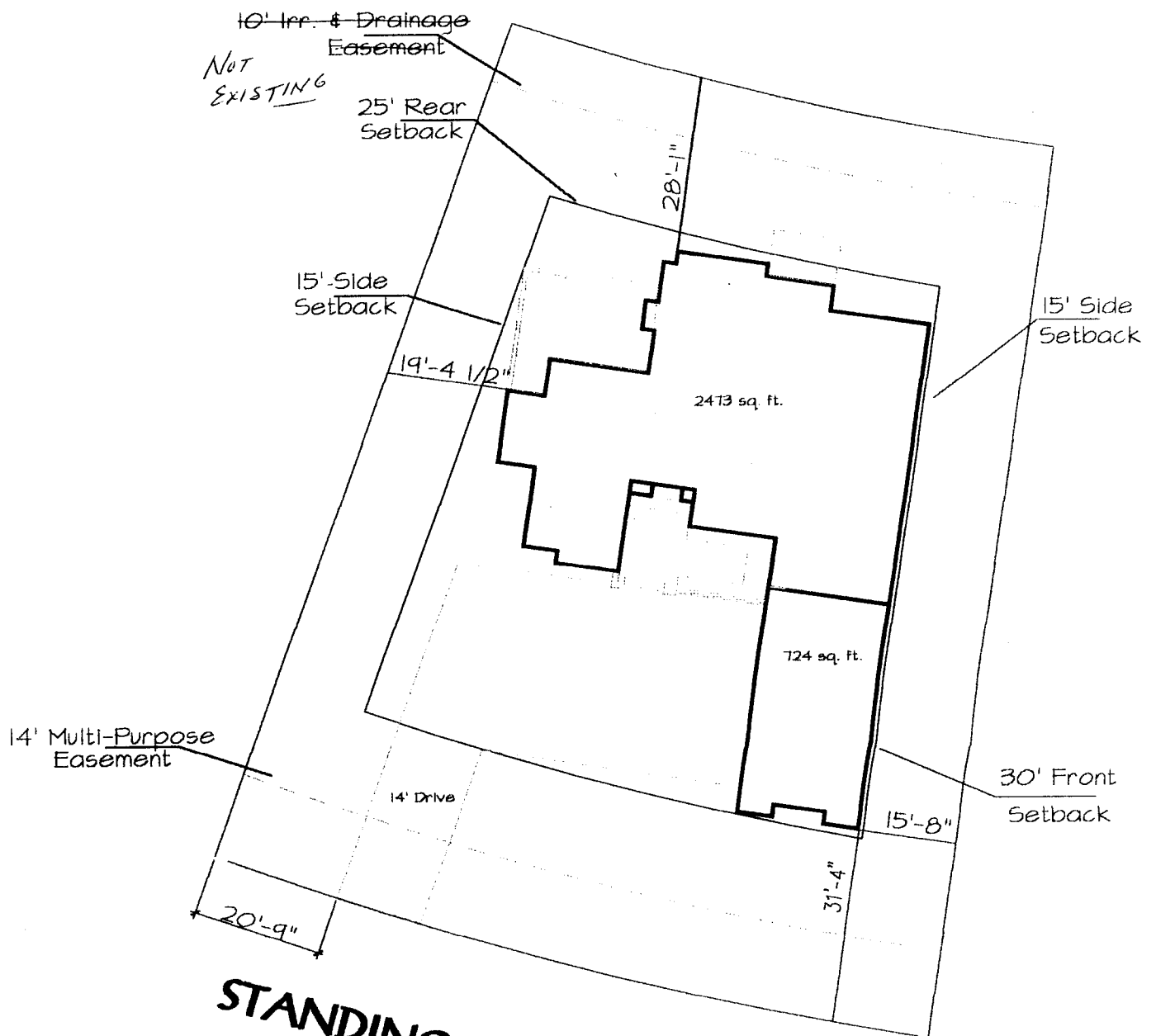
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8/9/00
 Department Approval [Signature] Date 8/15/00

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>13325</u>
Utility Accounting <u>[Signature]</u>	Date <u>8-15-00</u>		

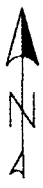
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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



STANDING ROCK DRIVE

DRIVE OK
 ZH
 8/9/00



SITE PLAN
 SCALE: 1" = 20'

HEINEMANN
 CANYON VIEW - PHASE VII
 LOT 9, BLOCK 1
 2182 STANDING ROCK DRIVE

ACCEPTED *Ronnie* 8/15/00
 ANY CHANGE OF SETBACKS...
 APPROVED BY THE CITY PLANNING...
 DEPT. IT IS THE APPLICANT'S...
 RESPONSIBILITY TO PROPERLY...
 LOCATE AND IDENTIFY EASEMENTS...
 AND PROPERTY LINES.