

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

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

BLDG PERMIT NO. 75243



Your Bridge to a Better Community

BLDG ADDRESS 2184 STANMILL ROCK DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2447 SQ FT / 773 CARPORT  
TAX SCHEDULE NO. 2947-351-24-008 SQ. FT. OF EXISTING BLDGS N/A  
SUBDIVISION CANYON VIEW SUBD. TOTAL SQ. FT. OF EXISTING & PROPOSED 3192  
FILING 7 BLK 1 LOT 8 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER COLORADO 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 ~~EXISTING~~ N/A  
(1) TELEPHONE 970 242-2968 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY RESIDENCE  
(2) APPLICANT JEFFREY D KELLEY TYPE OF HOME PROPOSED:  
(2) ADDRESS 186 1/2 CANYON VIEW DR  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 970 242-2968  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% Bldg Envelope  
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).

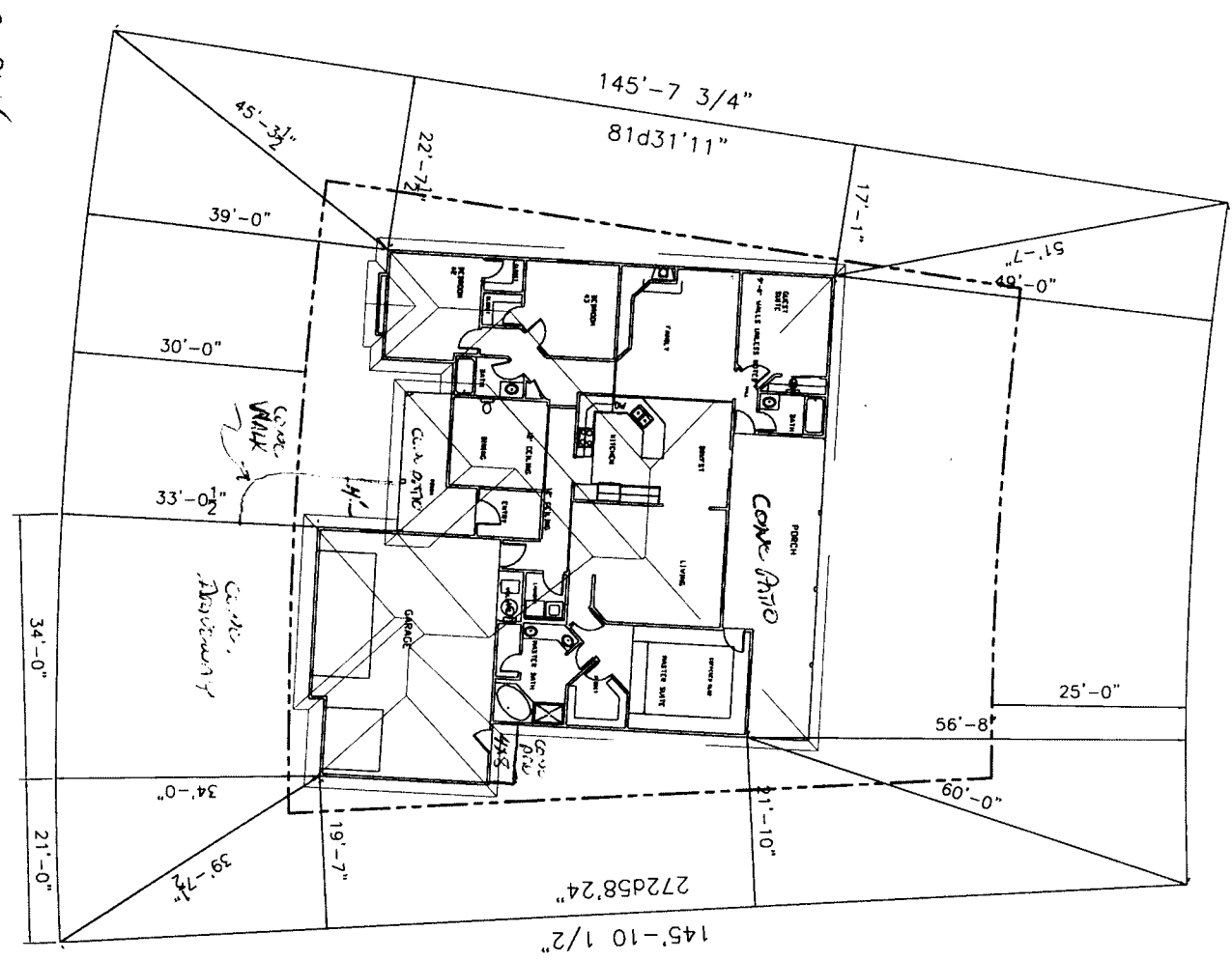
Applicant Signature [Signature] Date 05-10-00  
Department Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:  YES  NO  W/O No. 13105  
Utility Accounting [Signature] Date 5/10/00

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)

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



2184 STANDING ROCK DRIVE

SCALE: 1/8" = 1'-0" (EXC) (ERE NOTED)

CANYON VIEW PHASE VII  
 BLOCK 1 - LOT 8

ACCEPTED *Ronnie 5/14/00*  
 ANY CHANGE OF SETBACKS OR  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

DRIVE OK  
*Ernie McK*  
 5/11/00

Cedonaco Homes  
 Building Division LLC  
 Jeff O Kells  
 218-2965