

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻

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

BLDG PERMIT NO. 76195



Your Bridge to a Better Community

cx

BLDG ADDRESS 2189 Standing Rock Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1955 sq'

TAX SCHEDULE NO 2947-351-26-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 1955

FILING VII BLK 3 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Garrett McMillin NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2076 S. Broadway USE OF EXISTING BUILDINGS single Family Home

(1) TELEPHONE 243-9598 DESCRIPTION OF WORK & INTENDED USE single Family Home

(2) APPLICANT Garrett McMillin TYPE OF HOME PROPOSED:

(2) ADDRESS 2076 S. Broadway Site Built Manufactured Home (UBC)

(2) TELEPHONE 243-9598 Manufactured Home (HUD)
 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 July 26, 2000

Department Approval [Signature] Date 7/31/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>3291</u>
Utility Accounting <u>[Signature]</u>		Date <u>7-31-00</u>	

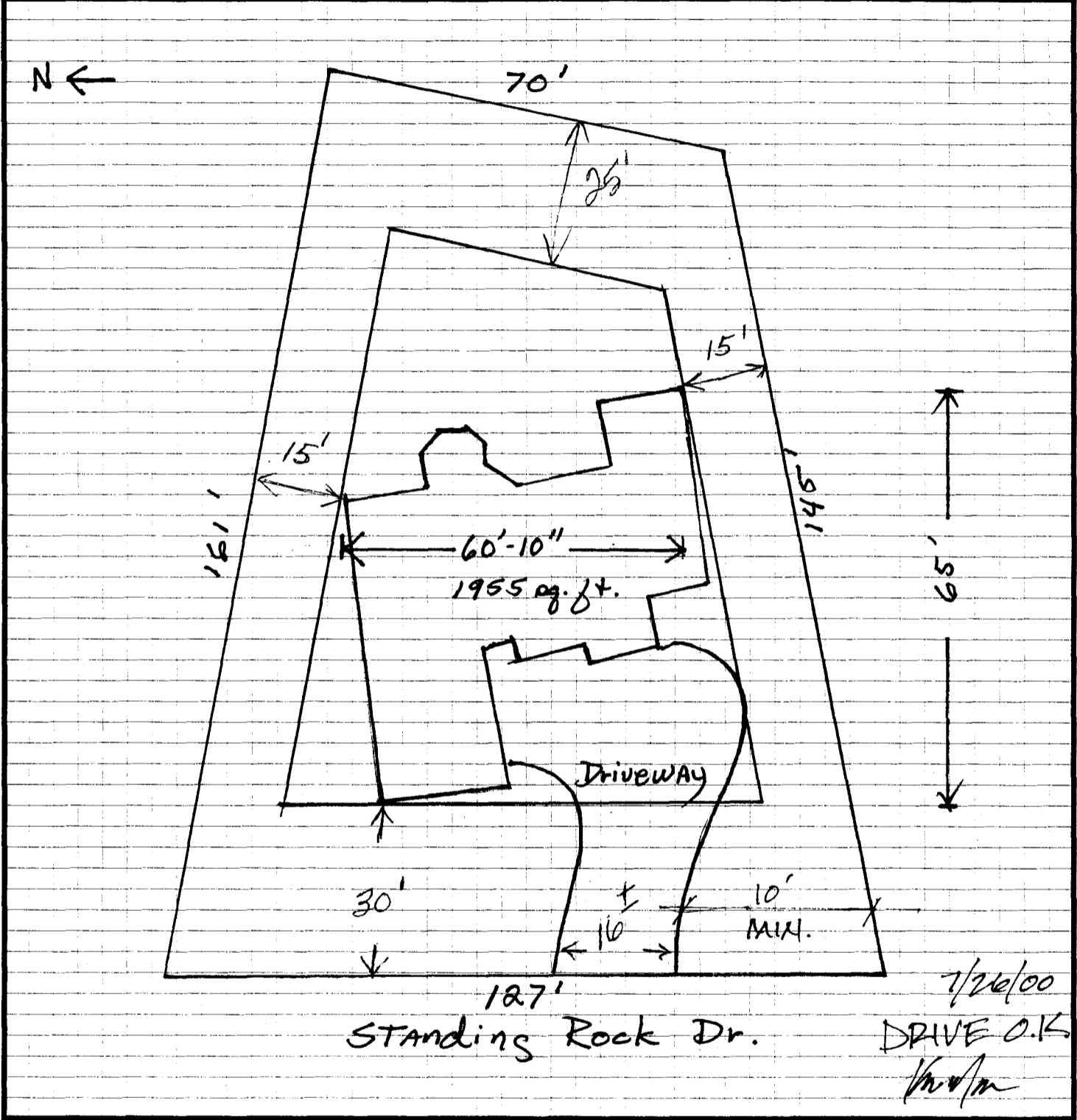
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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 its dimensions.
- 3 - The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines.
- 4 - All EASEMENTS or RIGHTS - OF - WAY on the property
- 5 - All other STRUCTURES on the property.
- 6 - All STREETS and ALLEYS adjacent to the property and street names.
- 7 - All existing and proposed DRIVEWAYS.
- 8 - An arrow indicating North.

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE.

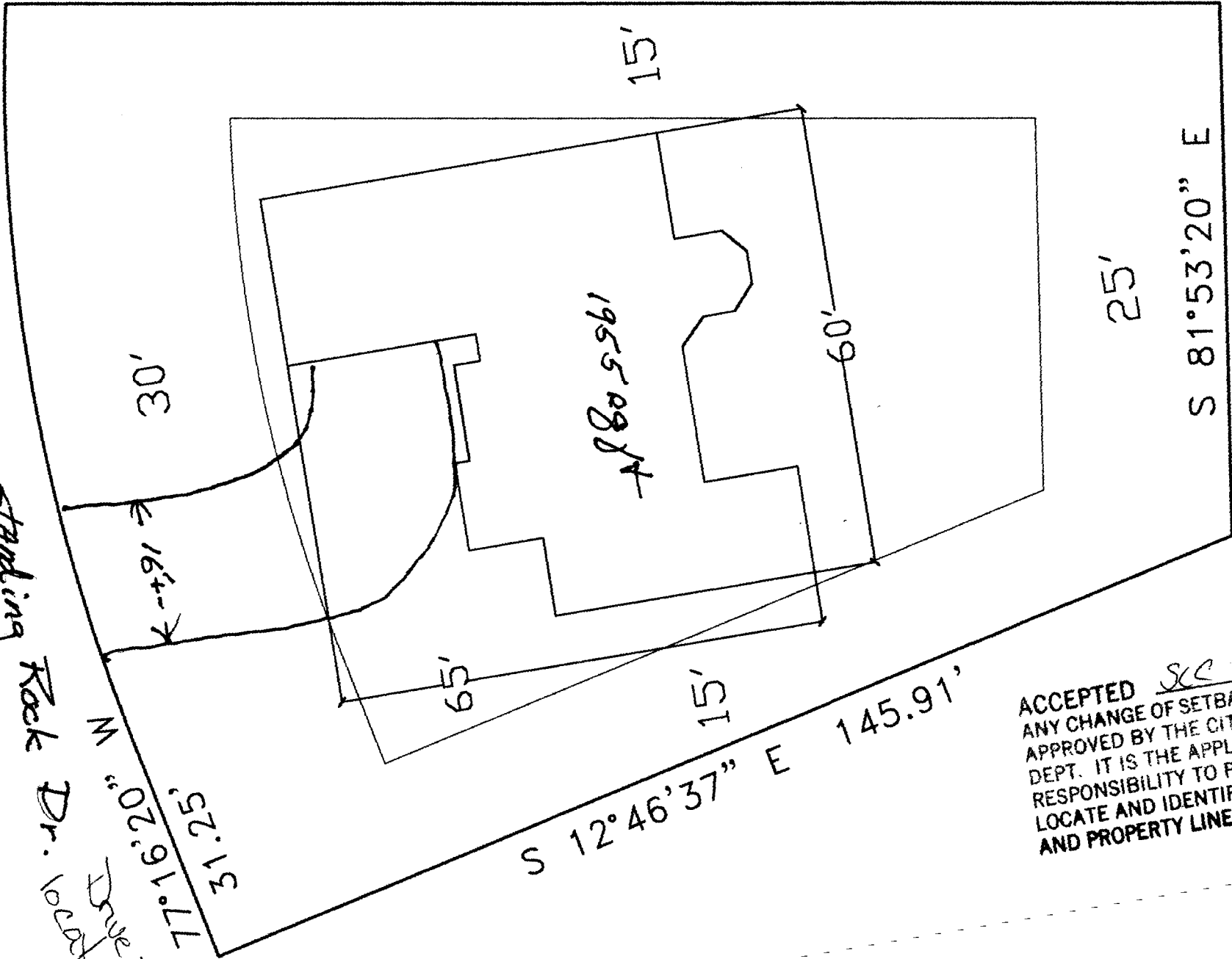


R=228.00'
C LEN=96.91'
BRG=N 89°32'43" E

Standing Rock Dr. location

Drive 30m location

S 77°16'20" E 161.91'
31.25'



N 09°20'20" E 161.91'

ACCEPTED SLC 7/31/00
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.

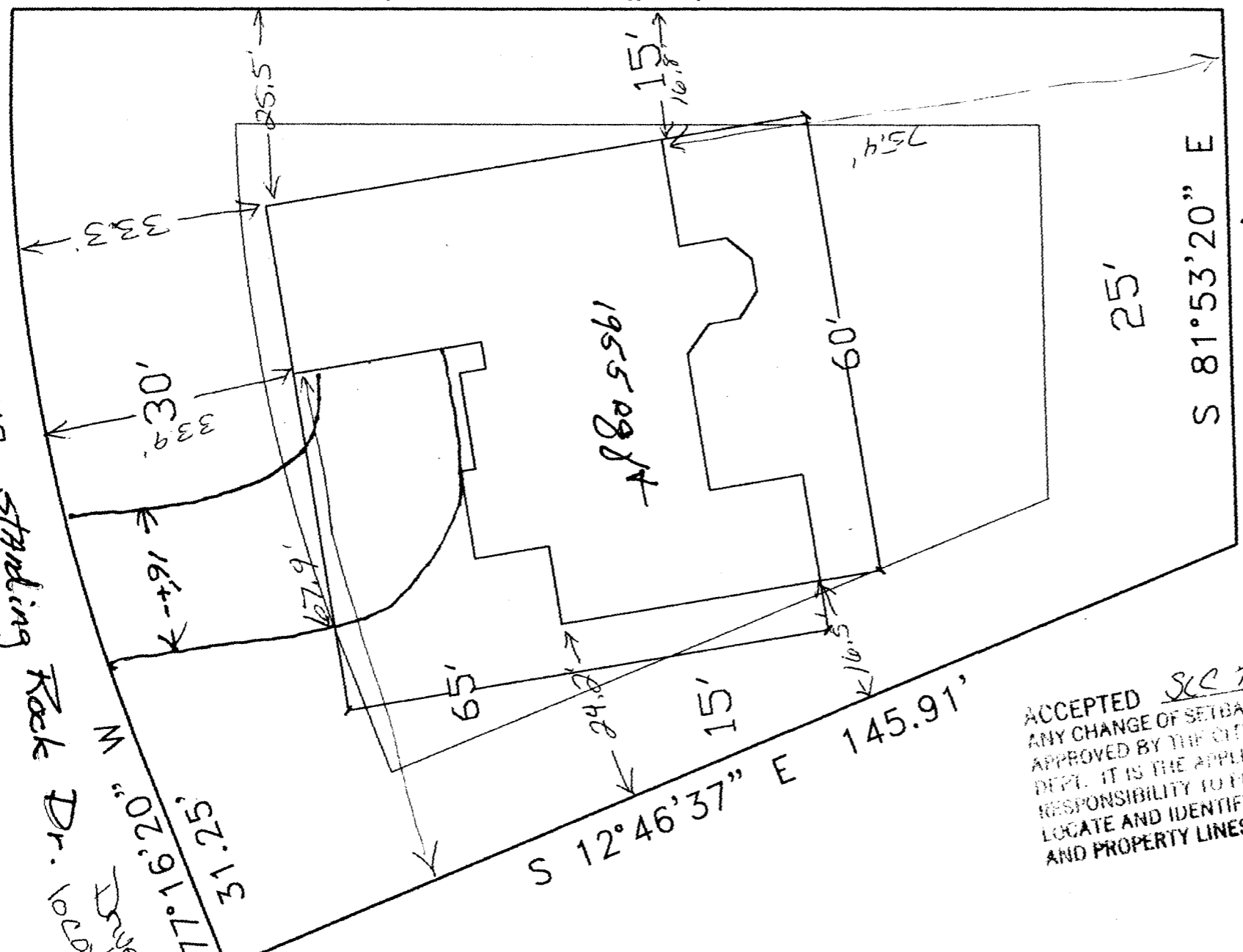
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N 09°20'20" E 161.91'

R=228.00'
C LEN=96.91' E
BRG=N 89°32'43"

Standing Rock Dr. 10000

M 31.25'
N 77°16'20" E 145.91'



ACCEPTED *SEC 7/3/100*
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