

FEE \$	10.00
TCP \$	
SIF \$	292.00

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

BLDG PERMIT NO. 75330



Your Bridge to a Better Community

BLDG ADDRESS 2197 Standing Rock Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2000

TAX SCHEDULE NO. 2947-351-25-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED 2000

FILING 7 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER ACU 2000 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 511 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE (970) 434-7808 DESCRIPTION OF WORK & INTENDED USE Res. Const.

(2) APPLICANT same TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (IBC) 2000
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 Chris Vignelli Date 5-23-00

Department Approval [Signature] Date 5/23/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>13119</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/23/00</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)

Plot Plan : 2197 Standing Rock Dr.

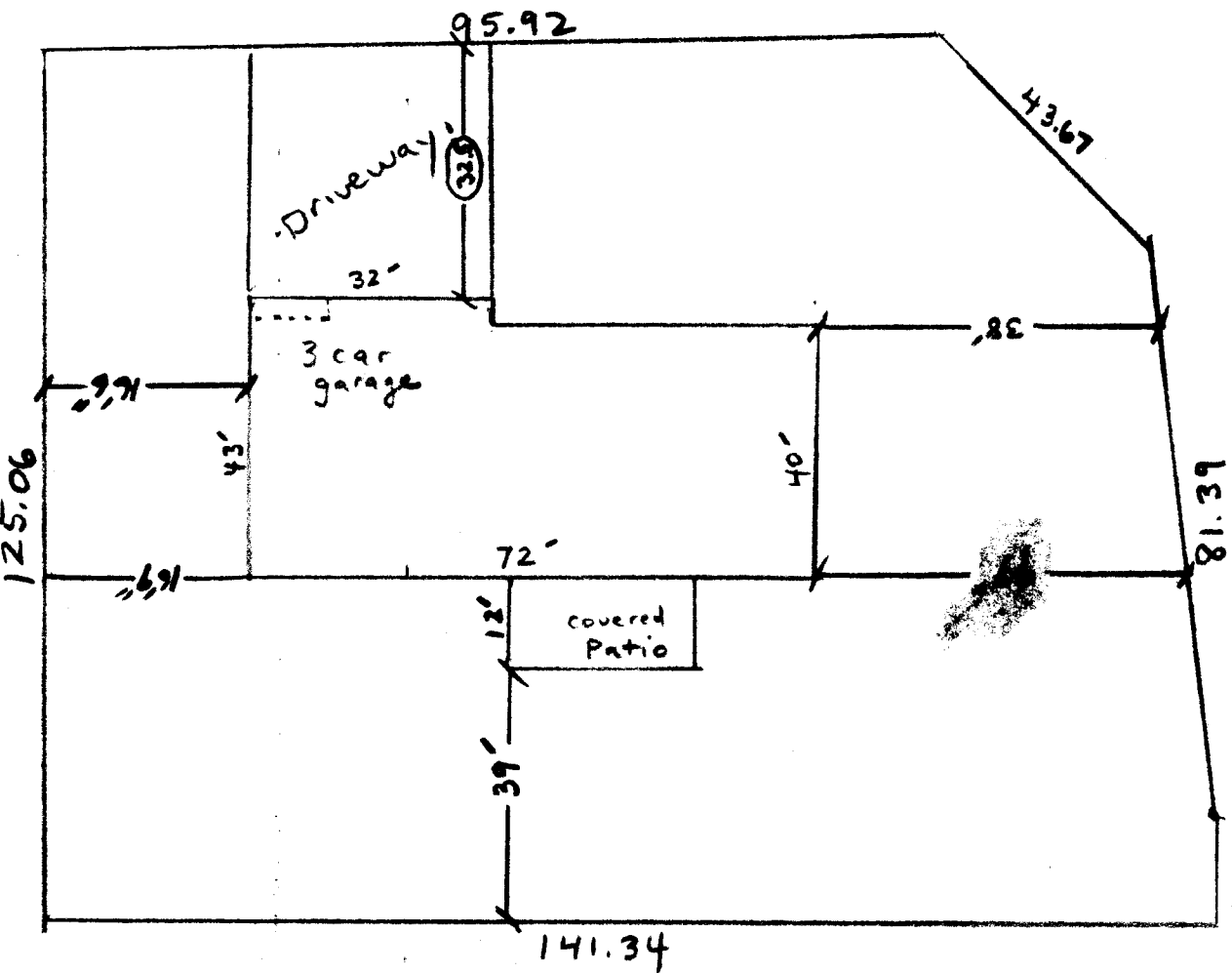
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ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Y. Ashu 5/23/00

DRIVE OK
Erin R
5/23/00

2197 Standing Rock Dr.



NO. 11100
CAMP RD.

Builder: Advanced Const. Cont. Inc.