

FEE \$	10.00
TCP \$	-
SIF \$	-

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

BLDG PERMIT NO. 80471



Your Bridge to a Better Community

BLDG ADDRESS 2180 Standing Rock Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 500 s.f.
 TAX SCHEDULE NO. 2447-351-24-010 SQ. FT. OF EXISTING BLDGS 3350^{sq}
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED N/A -
 FILING 9 BLK 1 LOT 10 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Mike Jacobs NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction
 (1) ADDRESS 2180 Standing Rock Dr. USE OF EXISTING BUILDINGS dwelling - home
 (1) TELEPHONE 257-9274 DESCRIPTION OF WORK & INTENDED USE inground swimming pool
 (2) APPLICANT AquaTime Pools and Spas TYPE OF HOME PROPOSED:
 (2) ADDRESS 1320 North Av. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-0981 Manufactured Home (HUD)
 Other (please specify) Swimming pool

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 no change
 Maximum Height N/A 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).

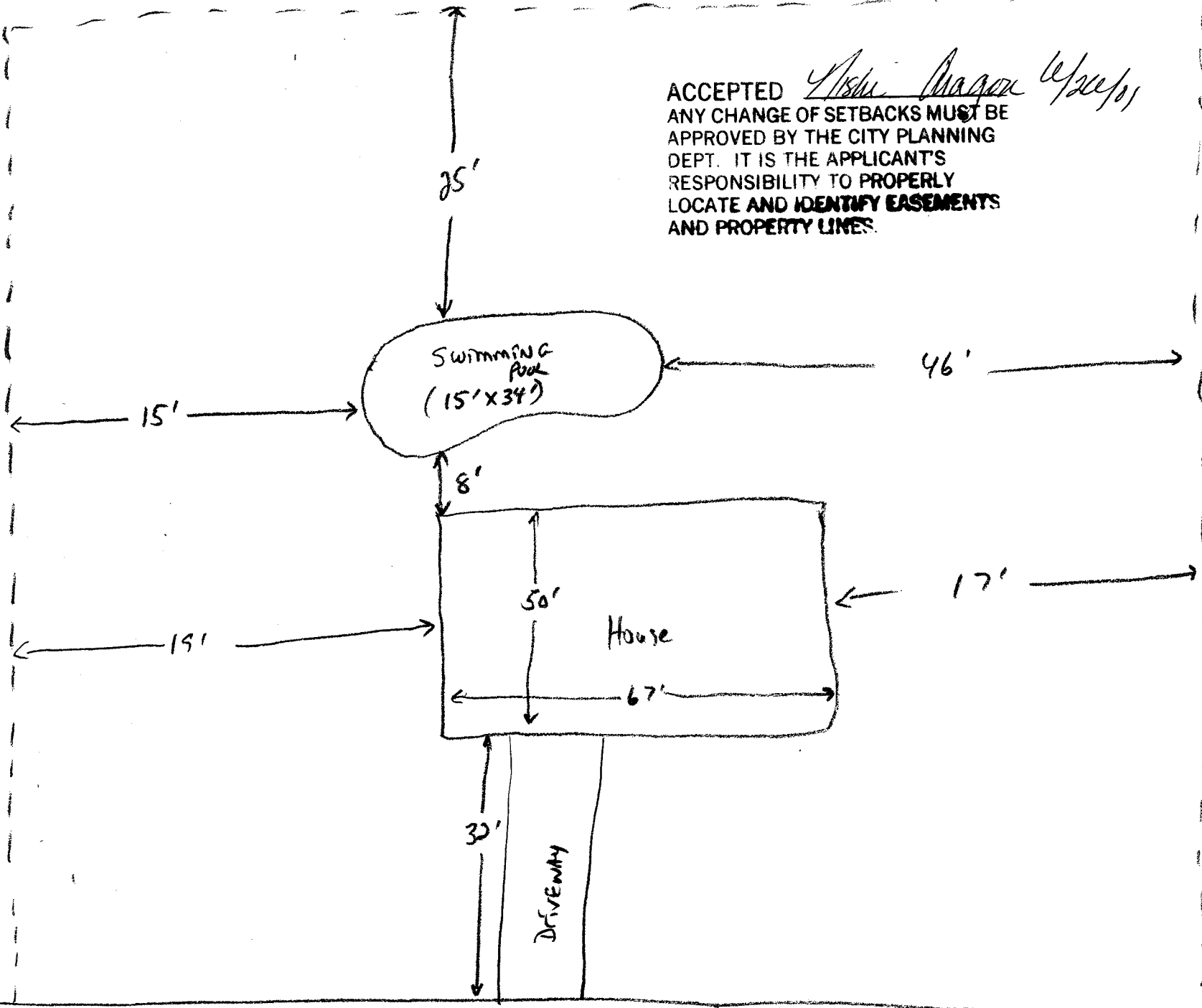
Applicant Signature [Signature] Date 6/22/01
 Department Approval [Signature] Date 6/26/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u> </u>
Utility Accounting	<u>Kate Helt</u>	Date	<u>6/26/01</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)

ACCEPTED *Ashi Morgan W/sep/01*
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.



2180 Standone Rock Dr.

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