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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. 79220



Your Bridge to a Better Community

BLDG ADDRESS 2184 STANDING ROCK SQ. FT. OF PROPOSED BLDGS/ADDITION

TAX SCHEDULE NO. 2947-351-24-008 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING Y11 BLK 1 LOT 8

NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER SCOTT HENRICKS

NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2184 STANDING ROCK

USE OF EXISTING BUILDINGS _____
 DESCRIPTION OF WORK & INTENDED USE 20 X 40 INGROUND POOL - SWIM/FUN

(1) TELEPHONE 263-7858

(2) APPLICANT WATERMARK SAAS & POOLS

TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)

(2) ADDRESS 2491 HWY 6 & 50

_____ Manufactured Home (HUD)
 Other (please specify) POOL

(2) TELEPHONE 241-4133

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 PD

Maximum coverage of lot by structures _____

SETBACKS: Front 30' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 0' from PL, Rear 10' from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions _____

CENSUS 140' TRAFFIC 04 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 Hank Drake Date 3-28-01

Department Approval C. Jay Wilson Date 3-28-01

| | | | |
|--------------------------------------------------------|---------------------|-----------|---------|
| Additional water and/or sewer tap fee(s) are required: | YES | <u>NO</u> | W/O No. |
| Utility Accounting <u>J. Adams</u> | Date <u>3-28-01</u> | | |

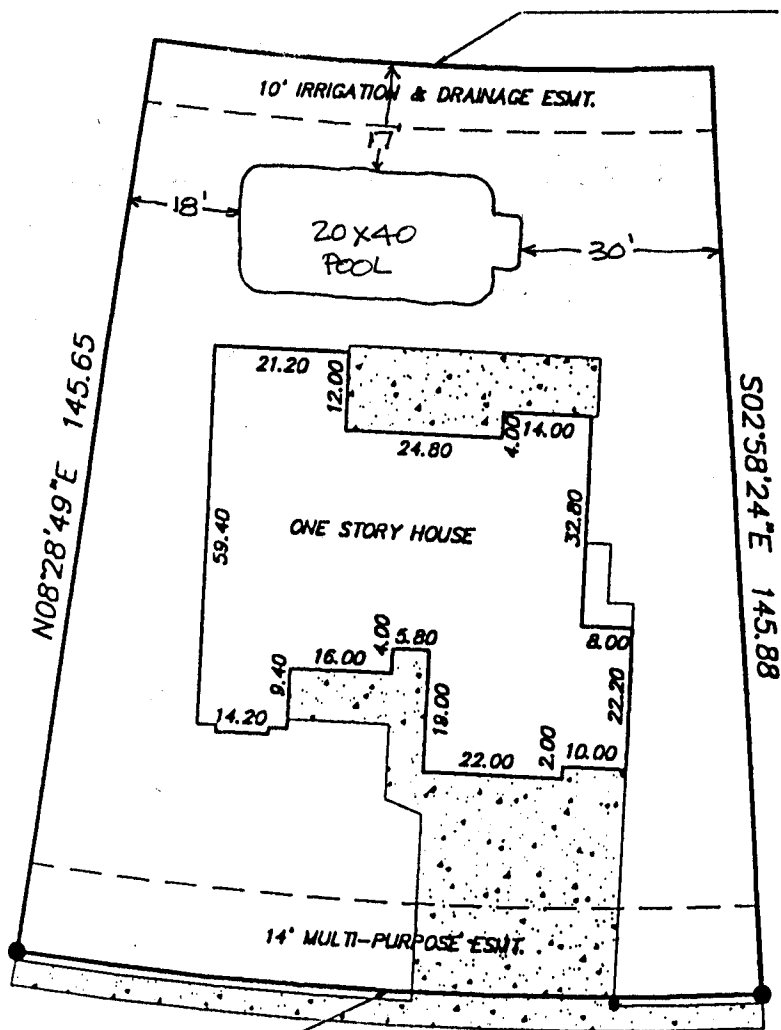
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

A=88.37
 R=495.17
 D=10°13'30"
 B=N86°51'51"W
 C=88.25
 T=44.30

3/28/01
 [Signature]

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.



A=117.54
 R=578.00
 D=11°39'07"
 B=N86°50'50"W
 C=117.34
 T=58.98

2184
 STANDING ROCK DRIVE

LEGEND & NOTES

DESCRIPTION

- FOUND SURVEY MONUMENTS SET BY OTHERS

LOT 8 IN BLOCK 1 OF CANYON VIEW-PHASE VII, MESA COUNTY, COLORADO.

THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

WESTERN COLORADO TITLE: 00-12-074V

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for BANK OF COLORADO; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 12/22/00, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or bordering any part of said parcel, except as noted.

[Signature] 12/25/2000

