

FEE \$ 10.00
TCP \$ 0
SIF \$ 292.00

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

BLDG PERMIT NO. 82301

AL



Your Bridge to a Better Community

BLDG ADDRESS 2196 STANDING ROCK SQ. FT. OF PROPOSED BLDGS/ADDITION 3743/1010
 TAX SCHEDULE NO. 2947.351.24.002 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 3743/1010
 FILING 7 BLK 1 LOT 2 NO. OF DWELLING UNITS: _____
 Before: _____ After: 1 this Construction
 (1) OWNER JOHN & MICHELLE RAMOS NO. OF BUILDINGS ON PARCEL _____
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2196 STANDING ROCK USE OF EXISTING BUILDINGS NO
 (1) TELEPHONE 970 243-1985 DESCRIPTION OF WORK & INTENDED USE CONSTRUCTION OF
NEW RESIDENCE
 (2) APPLICANT AUSTIN & AUGUSTIA TYPE OF HOME PROPOSED:
 (2) ADDRESS 607 SOUTH 7th STREET Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970 243-1985 _____ 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 PD 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 driveway will be 20' wide
 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).

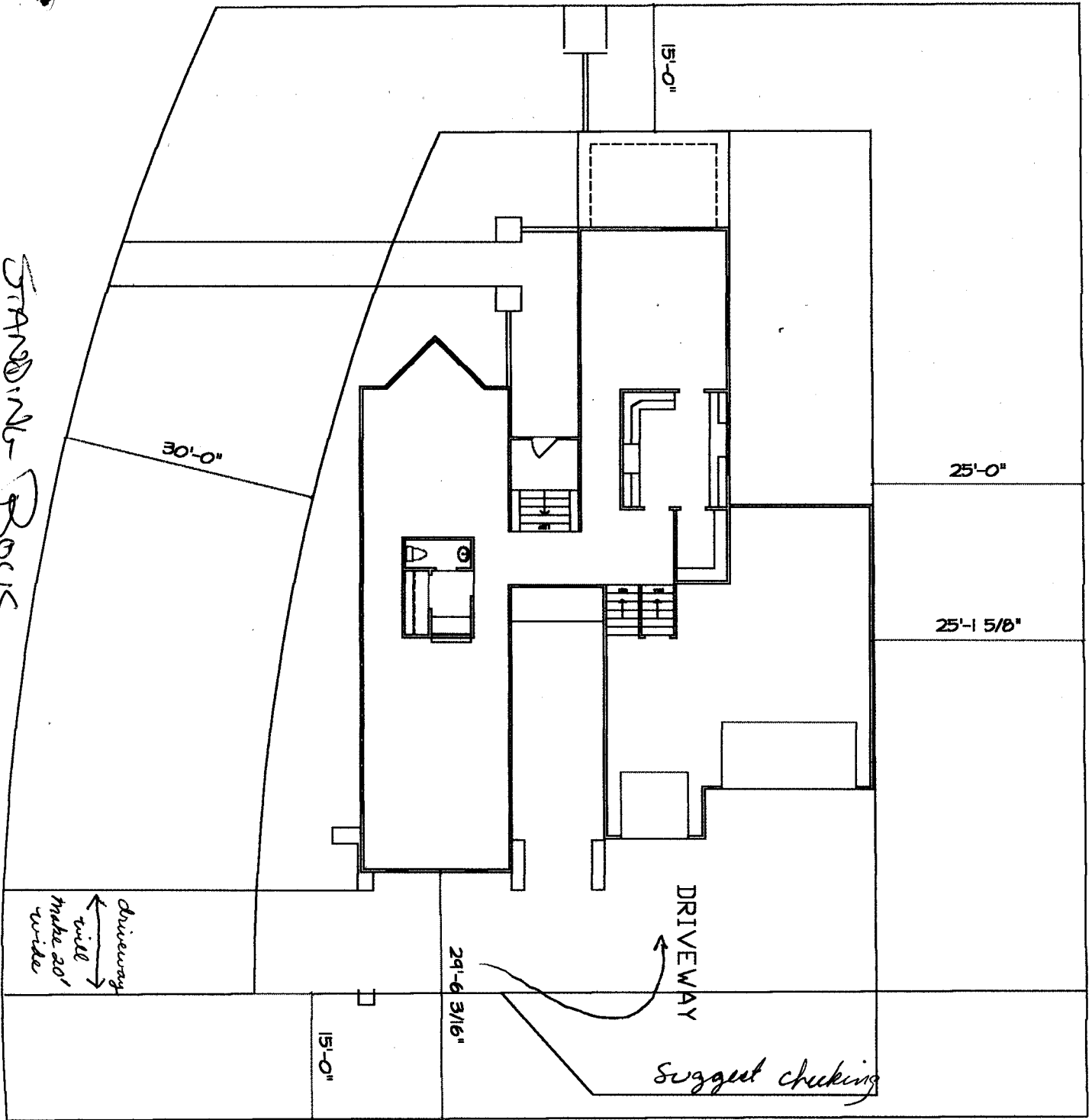
Applicant Signature [Signature] Date 11/09/01
 Department Approval [Signature] Date 11-15-01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14375</u>
Utility Accounting <u>[Signature]</u>		Date	<u>11-15-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

STANDING ROCK



DRIVE OK
 [Signature]
 11/14/01

forming radius of
 your vehicle(s) versus
 available space

ACCEPTED Pat Bushman 11-15-01
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINES