

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

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

BLDG PERMIT NO. 83892



Your Bridge to a Better Community

BLDG ADDRESS: 2190 STANDING ROCK SQ. FT. OF PROPOSED BLDGS/ADDITION 3343 LVL

TAX SCHEDULE NO. 2947-351-24-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION CANYON VISTA VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 3495 UNMCA ROOF

FILING 7 BLK 1 LOT 5

NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) OWNER COLORADO HOMES Bldg Design LLC NO. OF BUILDINGS ON PARCEL  
Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 186 1/2 GLORY VIEW DR.

USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-242-2968

DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE

(2) APPLICANT JEFFREY A KELLEY (MANAGER)

TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
\_\_\_\_\_ Manufactured Home (HUD)  
\_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 186 1/2 GLORY VIEW DR GJ CO

(2) TELEPHONE 970-242-2968

**PAYD**  
**APR 2 2002**  
**TB**

**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 \_\_\_\_\_

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 Jeffrey A Kelley Date 03-19-02

Department Approval Ronnie Edwards Date 4-2-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14701</u>
Utility Accounting	<u>W Bunsley</u>	Date	<u>4/2/02</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)

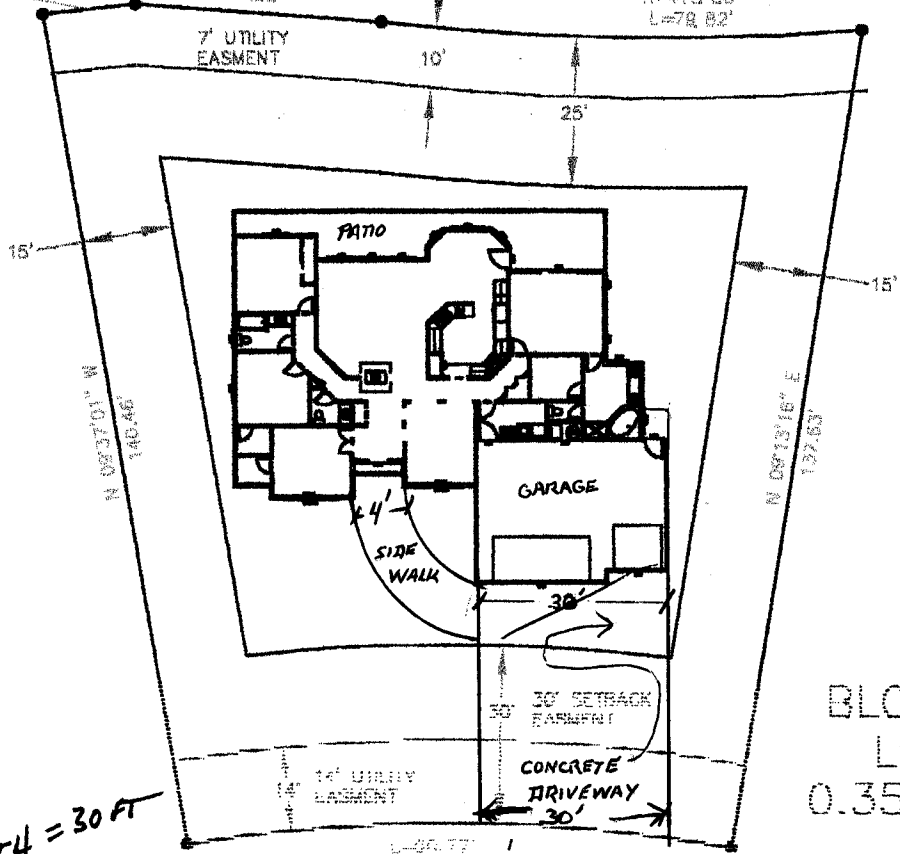
4-15-02  
 ACCEPTED *Dayleen Henderson*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

*Ronnie Hefner*  
 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.

L=183.58'  
 R=230.41'  
 BRG=H 84° 07' 01" E

S 85° 40' 27" E  
 41.03'

BRG=W 58° 48' 55" E  
 R=415.00'  
 L=78.82'



MAX WIDTH = 30 FT

BLOCK 1  
 LOT 6  
 0.35 ACRES

L=272.77'  
 R=272.85'  
 BRG=S 88° 24' 40" E

DRIVE OK  
 DHP  
 4/2/02

COLORADO HOMES BUILDING & DESIGN 2190 STANDING ROCK
PLOT PLAN SHEET 1 OF 1
03/19/2002