

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. _____



56807-30480
 Building Address 2166 Standing Rock Ct No. of Existing Bldgs 1 Proposed 1
 Parcel No. 2947-263-28004 Sq. Ft. of Existing Bldgs 3024.7 Proposed 1284
 Subdivision Canyon View Sq. Ft. of Lot / Parcel _____
 Filing 8 Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,188.7

OWNER INFORMATION:

Name Paul Bauman
 Address 2166 Standing Rock CT
 City / State / Zip Grand Jct. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel
 Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Nick A. Lobato
 Address 2489 S. Broadway
 City / State / Zip Grand Jct. Co. 81503
 Telephone 256-0633-H-250-8926-C

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 X NO _____
 Side 15' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 32' Special Conditions _____
 Voting District A Driveway Location Approval _____
 (Engineer's Initials)

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 Nick A. Lobato Date 11-3-03
 Department Approval Misha Magon Date 11/3/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O N.
Utility Accounting <u>OK</u>	Date <u>11-3-03</u>		

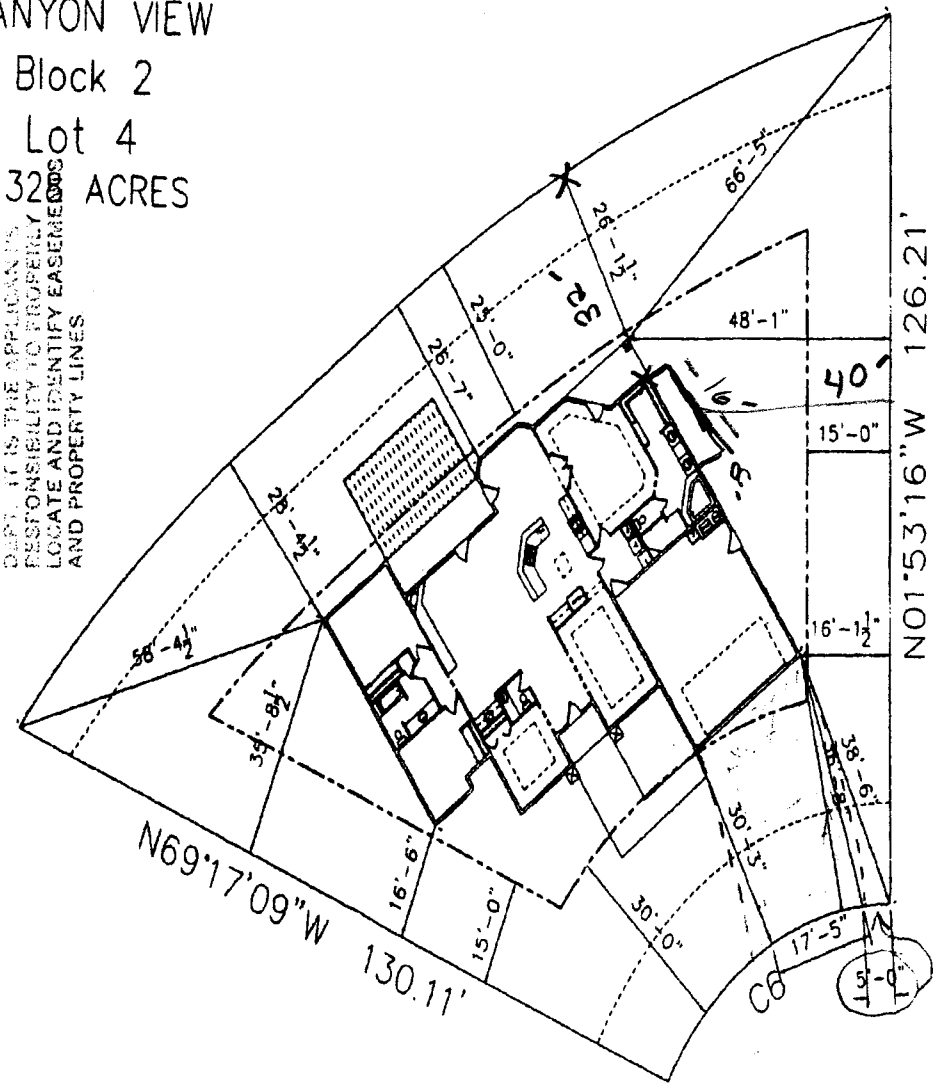
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CANYON VIEW
Block 2
Lot 4
0.32 ACRES

Alshu 3/3/00

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.

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N01°53'16"W 126.21'

N69°17'09"W 130.11'

DRIVE OK
WHL
3/30/00

PLOT PLAN
SCALE: 1/8" = 1'-0" (EXCEPT WHERE NOTED)

2100 Standing Rock Ct