

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

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

BLDG PERMIT NO. _____

Building Address 2169 STANDING ROCK CT. No. of Existing Bldgs 1 No. Proposed 1
 Parcel No. 2947-263-28-011 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 2300
 Subdivision CANYON VIEW Sq. Ft. of Lot / Parcel .337 Acres
 Filing 8 Block 2 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name JOHN J. Tolman
 Address 2664 Paradise Dr.
 City / State / Zip Grand Jct, Colo 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name John J. Tolman
 Address 2664 Paradise Dr.
 City / State / Zip Grand Jct, Colo 81506
 Telephone 245-3166 or 201-3377

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

NOTES: Home will be 2272' with a 3 car garage - Rancher

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 _____
 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 [Signature]
 (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).

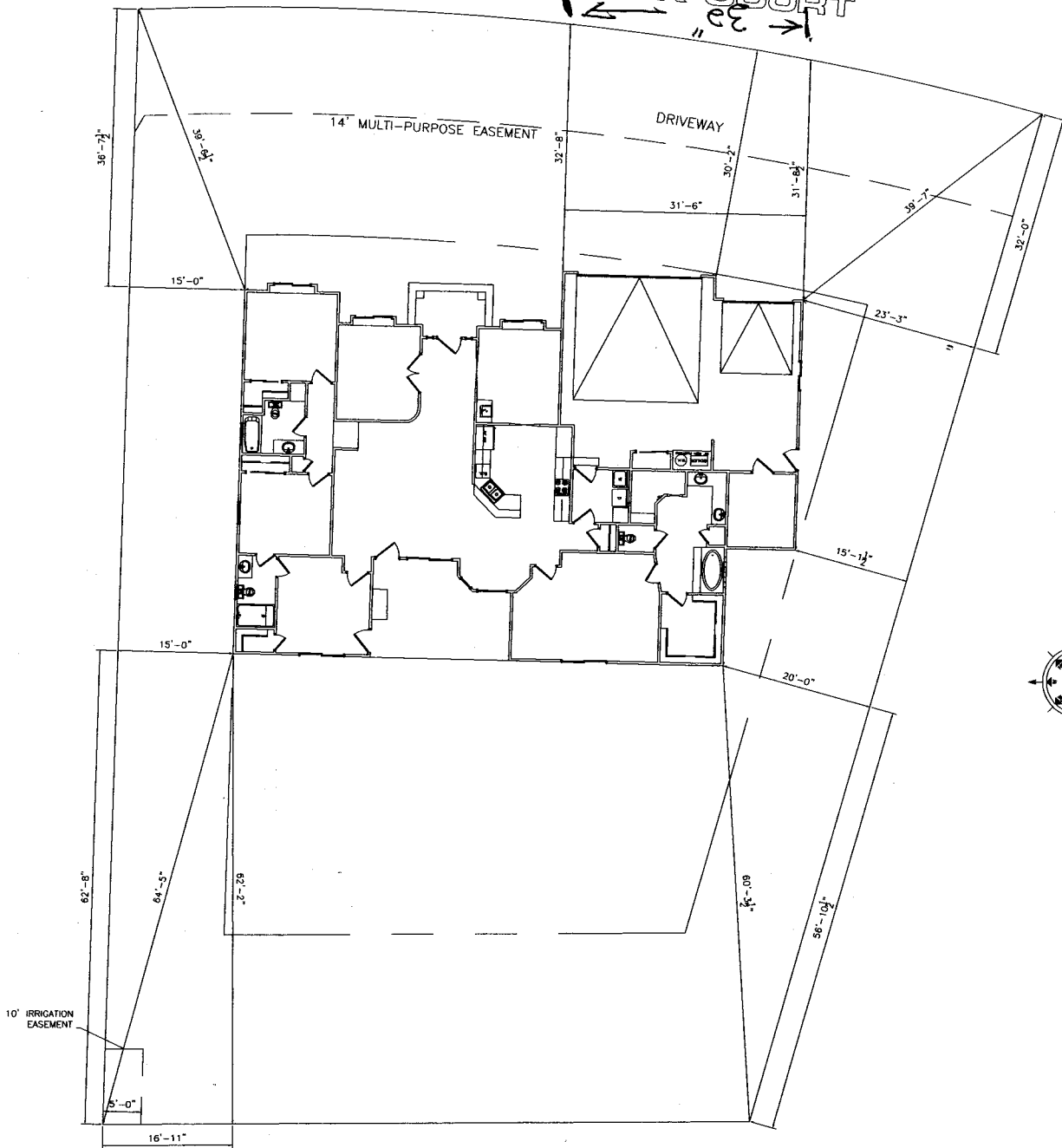
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John J. Tolman Date April 21, 2004
 Department Approval [Signature] Date 5-3-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17212</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/3/04</u>		

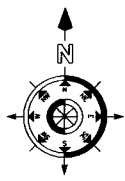
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

STANDING ROCK COURT



5-3-04
 ACCEPTED *Gayleen 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

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION



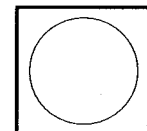
W
W
 4/21/04

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON VIEW- FILING 8
LOT NUMBER	8
BLOCK NUMBER	2
STREET ADDRESS	2169 STANDING ROCK COURT
COUNTY	MESA
HOUSE LIVING SQ. FT.	2272 SF
LOT SIZE	.337 ACRES
SETBACKS USED	FRONT 30'
	SIDES 15'
	REAR 25'

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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AutoDRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782



TOLMAN BUILDERS
 2169 STANDING ROCK SITE PLAN

DRAWN BY	AUTODRAFT
FILE NAME	
DATE	3-30-04
SCALE	1/8" = 1'-0"
SHEET	SHEET 4

SCALE: 1/8" = 1'-0"