

FEE \$ <u>10.00</u>
TCP \$ <u>—</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 745/4



Your Bridge to a Better Community

BLDG ADDRESS 375 Lime Rock Way SQ. FT. OF PROPOSED BLDGS/ADDITION 3,000

TAX SCHEDULE NO. 2947-351-29-007 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING E BLK 3 LOT 7 NO. OF DWELLING UNITS:  
 Before: 2 After: 1 this Construction

(1) OWNER Chris Kendrick NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 231 W. Fallen Rock Rd USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE (970) 245-8987 DESCRIPTION OF WORK & INTENDED USE New Residence

(2) APPLICANT owner TYPE OF HOME PROPOSED: PATT

(2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)

(2) TELEPHONE \_\_\_\_\_  Manufactured Home (HUD)  
 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 PR-2

Maximum coverage of lot by structures 30%

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

Permanent Foundation Required: YES X NO \_\_\_\_\_

Side 15' from PL, Rear 25' from PL

Parking Req'mt 2

Maximum Height 32'

Special Conditions Exterior Side is 20'

CENSUS 1401 TRAFFIC 004 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 \_\_\_\_\_ Date 3-28-2000

Department Approval Ante Pastello Date 3-28-00

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12974

Utility Accounting f. Bensley Date 3/28/00

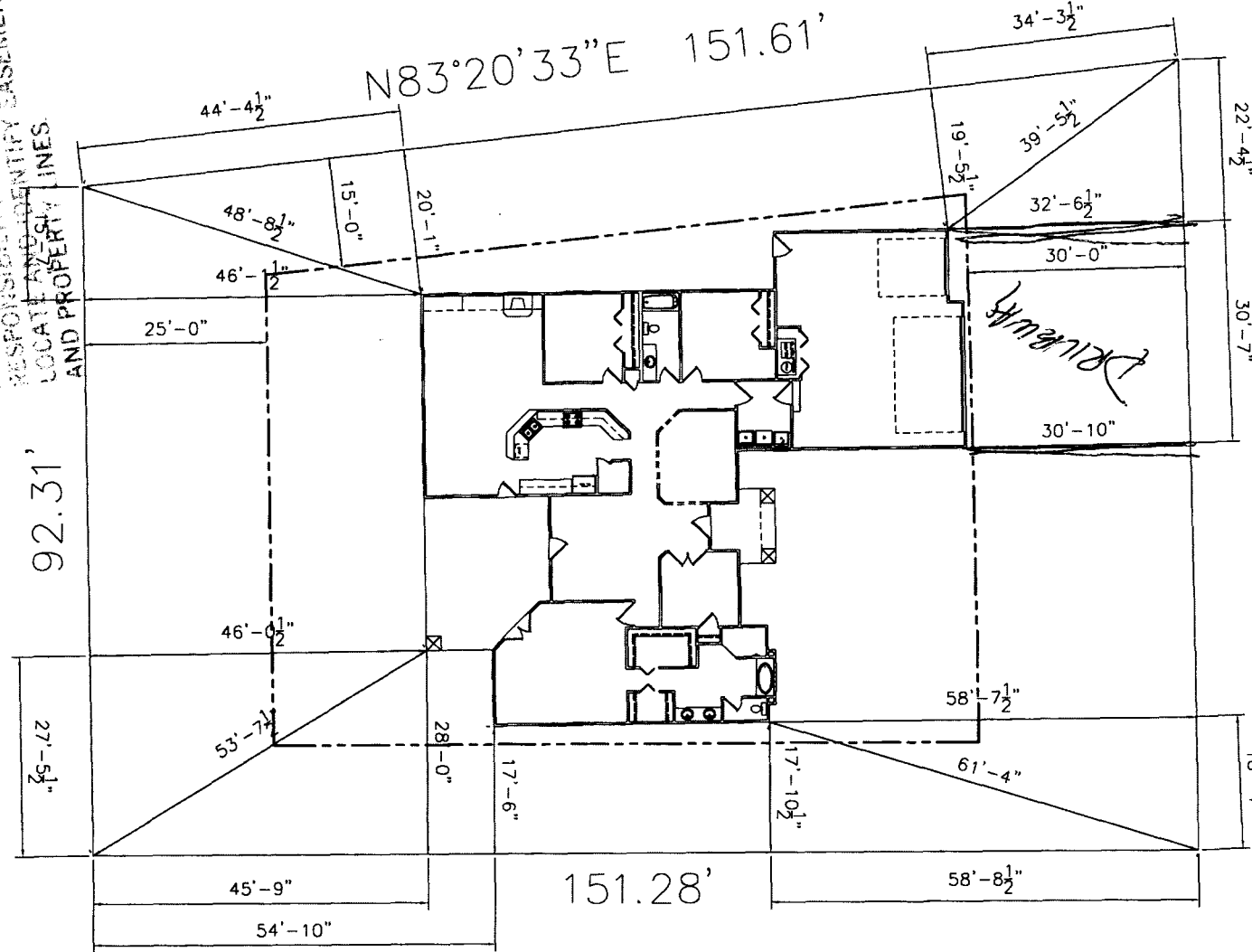
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

NOTICE:  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
 AND DIMENSIONS PRIOR TO CONSTRUCTION.

Block 3  
 Lot 7  
 0.349 ACRES

*4/25/00*  
*4/25/00*  
 ACCEPTED  
 ANY CHANGE OF SETBACKS OR EASEMENTS  
 APPROVED BY THE CITY PLANNING  
 DEPT. IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND  
 IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



LIME KILN

*DRIVE OK*  
*Emd*  
*4/25/00*

PLOT P' IN  
 SCALE: 1/8" = 1'-0" (EXC. HERE NOTED)