

FEE \$	10.00
JCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 84513



Your Bridge to a Better Community

BLDG ADDRESS 344 Canyon Rim Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2000  
TAX SCHEDULE NO. 2945-192-18-019 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2000  
FILING 1 BLK 2 LOT 19 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER ADD 2000 NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS PO Box 511 USE OF EXISTING BUILDINGS —  
(1) TELEPHONE 434-7808 DESCRIPTION OF WORK & INTENDED USE Res. Single Fam.  
(2) APPLICANT \_\_\_\_\_ TYPE OF HOME PROPOSED:  
(2) ADDRESS \_\_\_\_\_  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE \_\_\_\_\_  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 RSF-2 Maximum coverage of lot by structures 3090  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 15' from PL, Rear 30' from PL Parking Req'mt 2  
Maximum Height 35' Special Conditions Approval required from Licensed engineer  
CENSUS 1401 TRAFFIC 03 ANDX# \_\_\_\_\_

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 Sy Williams Date \_\_\_\_\_  
Department Approval C. Faye Gibson Date 5/14/02

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>14919</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/14/02</u>		

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

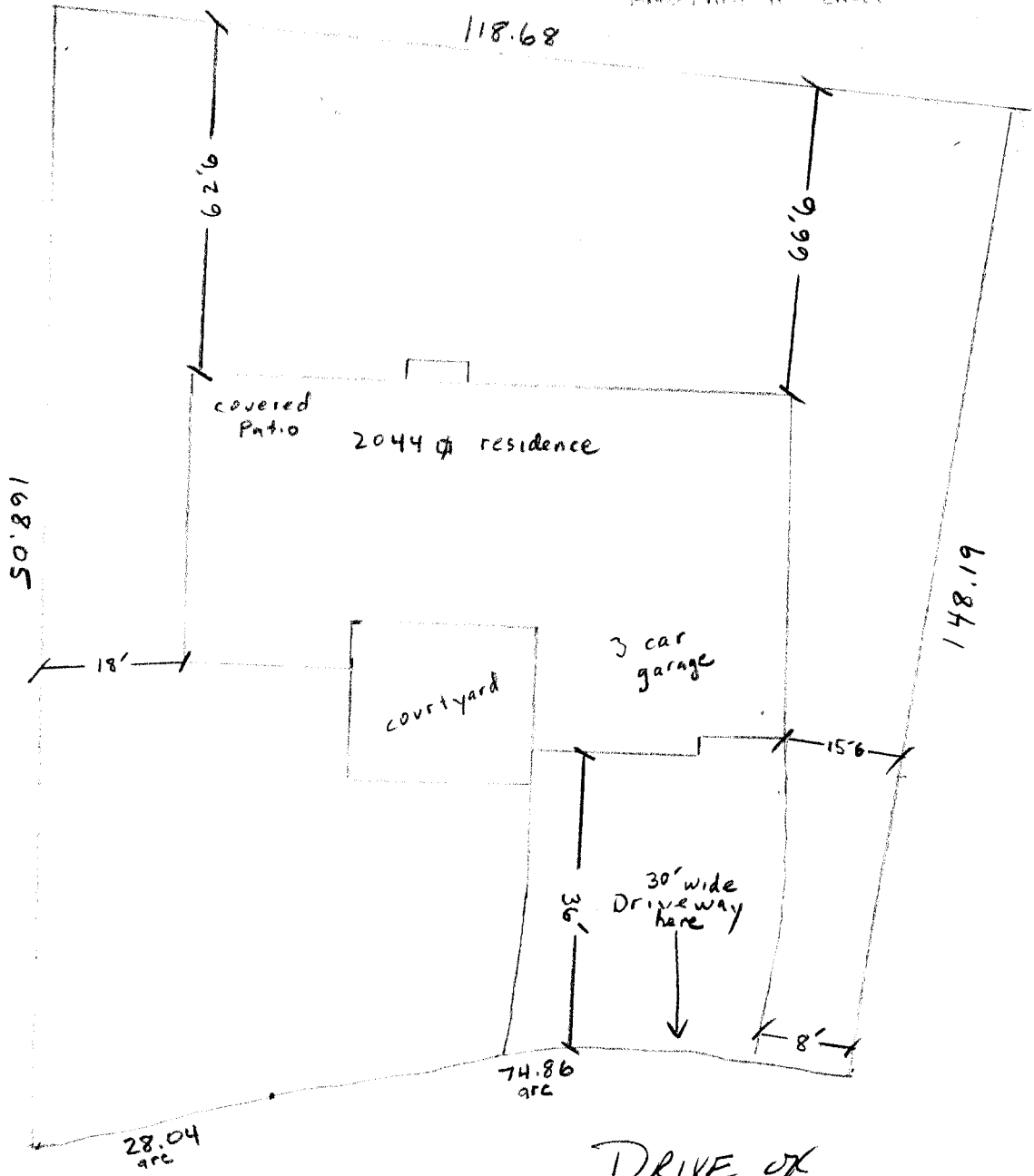
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Plot Plan : 344 Canyon Rim Ct

5/14/02

*Clay Gibson*

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



street

DRIVE OK  
GAR  
9/14/02