

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

PLANNING CLEARANCE

BLDG PERMIT NO. 84765

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 348 Canyon Rim CT SQ. FT. OF PROPOSED BLDGS/ADDITION 2455

TAX SCHEDULE NO. 2945-192-18-000 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2455

FILING 1 BLK 2 LOT 20 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Jack Kimmel NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2187 Standing Rock Dr, S1523 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 234-2222

(2) APPLICANT Dave Baggy B&B Custom Homes DESCRIPTION OF WORK & INTENDED USE New Res

(2) ADDRESS 2141 Reddick Cir S1503 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) TELEPHONE 234-2222

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 _____

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 _____ Special Conditions Acco Req'd

CENSUS 63 TRAFFIC 1401 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 [Signature] Date 5-15-02

Department Approval [Signature] Date 5-28-02

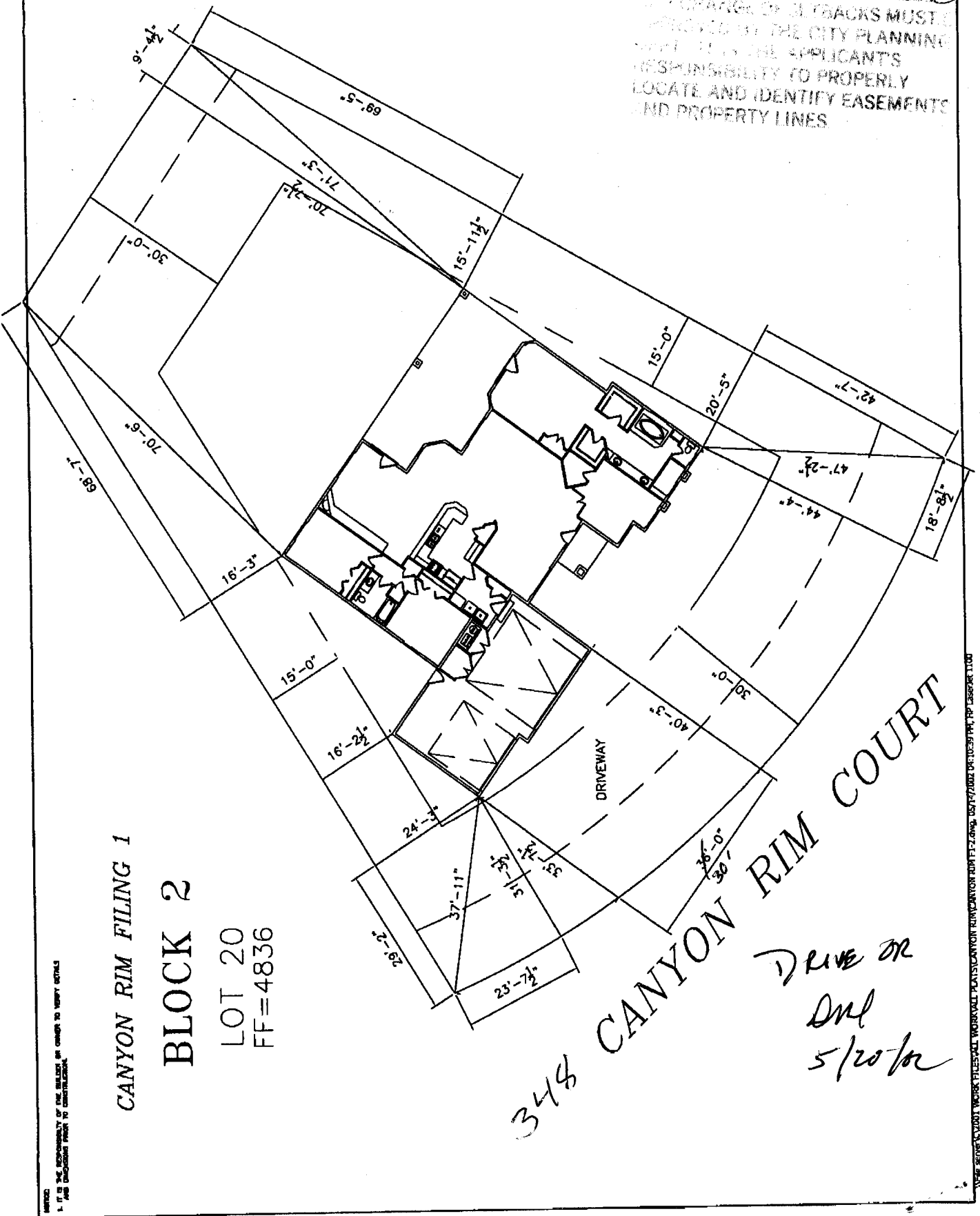
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14962</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5-28-02</u>

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)

5-28-02

PAUL E. PACEBUSHMAN
ALL CHANGES OF TRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



CANYON RIM FILING 1

BLOCK 2

LOT 20
FF=4836

348 CANYON RIM COURT
DRIVE OR
DRD
5/20/02

NOTED:
1. IT IS THE RESPONSIBILITY OF THE APPLICANT TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

WORK AREA: 10007 WORK FILES\PLANS\CANYON RIM\FF-4836.DWG, DESIGNED BY: JCS/PAE, PLS. EASPER 1100