

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

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

BLDG PERMIT NO. 84355



Your Bridge to a Better Community

BLDG ADDRESS 350 Canyon Rim Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 3493

TAX SCHEDULE NO. 2945-192-10-001 SQ. FT. OF EXISTING BLDGS -

SUBDIVISION CANYON RIM TOTAL SQ. FT. OF EXISTING & PROPOSED 3493

FILING 1 BLK 2 LOT 21 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

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

(1) ADDRESS 2017 ROSEHET USE OF EXISTING BUILDINGS -

(1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT JOHN BENNETT TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS 2017 ROSEHET

(2) TELEPHONE 241-0795

**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 30'

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  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 ACCO required

CENSUS 1401 TRAFFIC 63 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 John Bennett Date 5-2-02

Department Approval Pat C. Faye Date 5/20/02

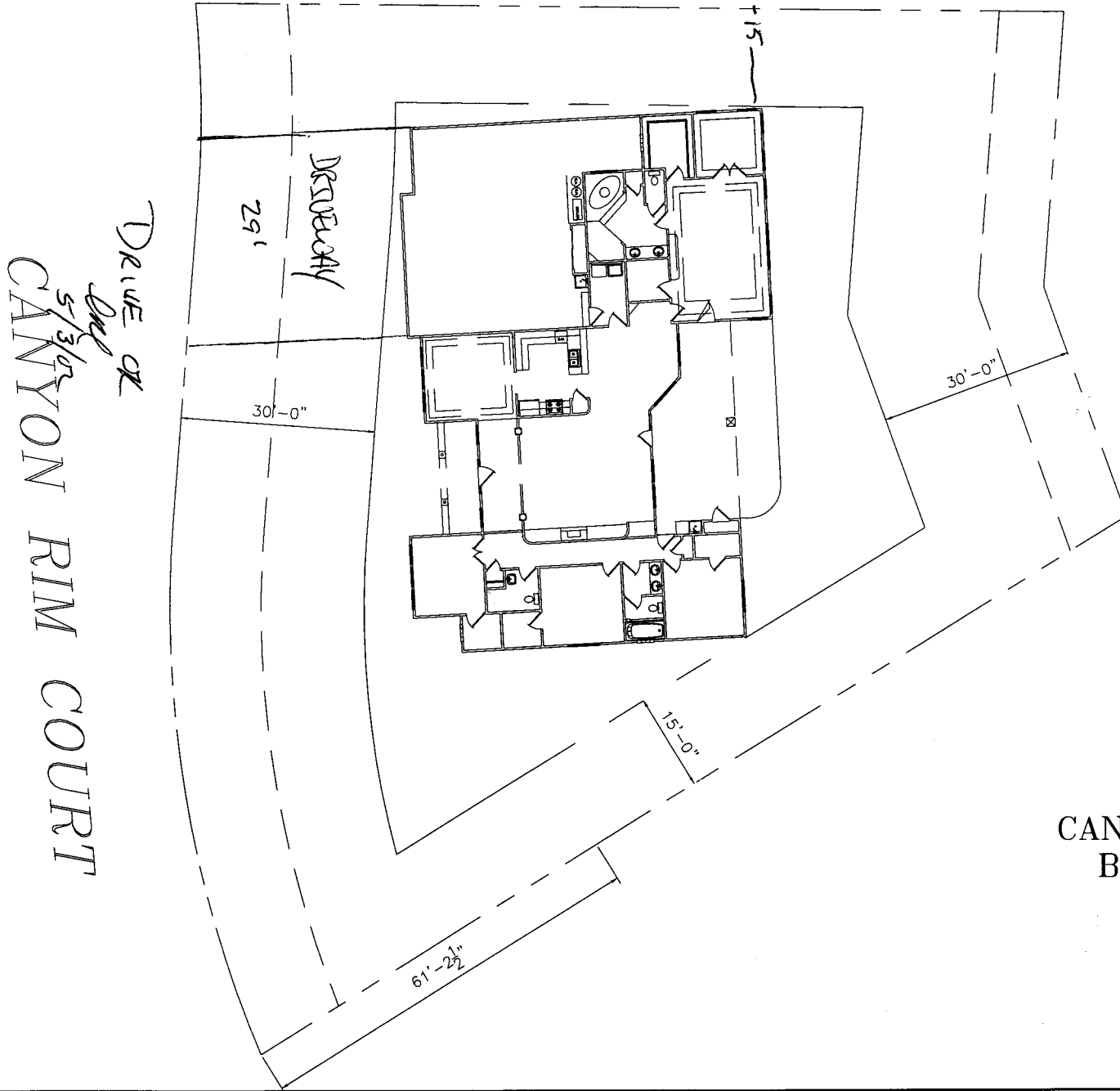
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14933</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/20/02</u>

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)

NOTICE:

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



5/26/02  
C. F. ...  
ACCEPTED  
ALL DIMENSIONS MUST BE  
AS SHOWN ON THESE PLANS  
NO OTHER INSTRUMENTS  
OR RECORDS SHALL BE  
CONSIDERED UNLESS  
SPECIFICALLY REFERRED TO  
HEREON

CANYON RIM  
BLOCK 2  
LOT 21  
FF=4835