

EEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 84277



Your Bridge to a Better Community

BLDG ADDRESS 351 Canyon Rim Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3127 #
TAX SCHEDULE NO. 2945-192-18-006 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3127
FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Tim + Debbie Boyle NO. OF BUILDINGS ON PARCEL
Before: _____ After: _____ this Construction
(1) ADDRESS 3845 N. River Rd USE OF EXISTING BUILDINGS New Residence
(1) TELEPHONE 464-6529 DESCRIPTION OF WORK & INTENDED USE New Residence
(2) APPLICANT Koos Const. Inc TYPE OF HOME PROPOSED:
(2) ADDRESS 2050 Wrangler Ct Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
(2) TELEPHONE 242-8779 _____ 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 30¹⁷
SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 15/3 from PL, Rear 30/5 from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
CENSUS _____ TRAFFIC _____ 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 5-21-02
Department Approval [Signature] Date 5-22-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14950</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/22/02</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)

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

LOT 6
 FF = 4833

CANYON RIM DRIVE

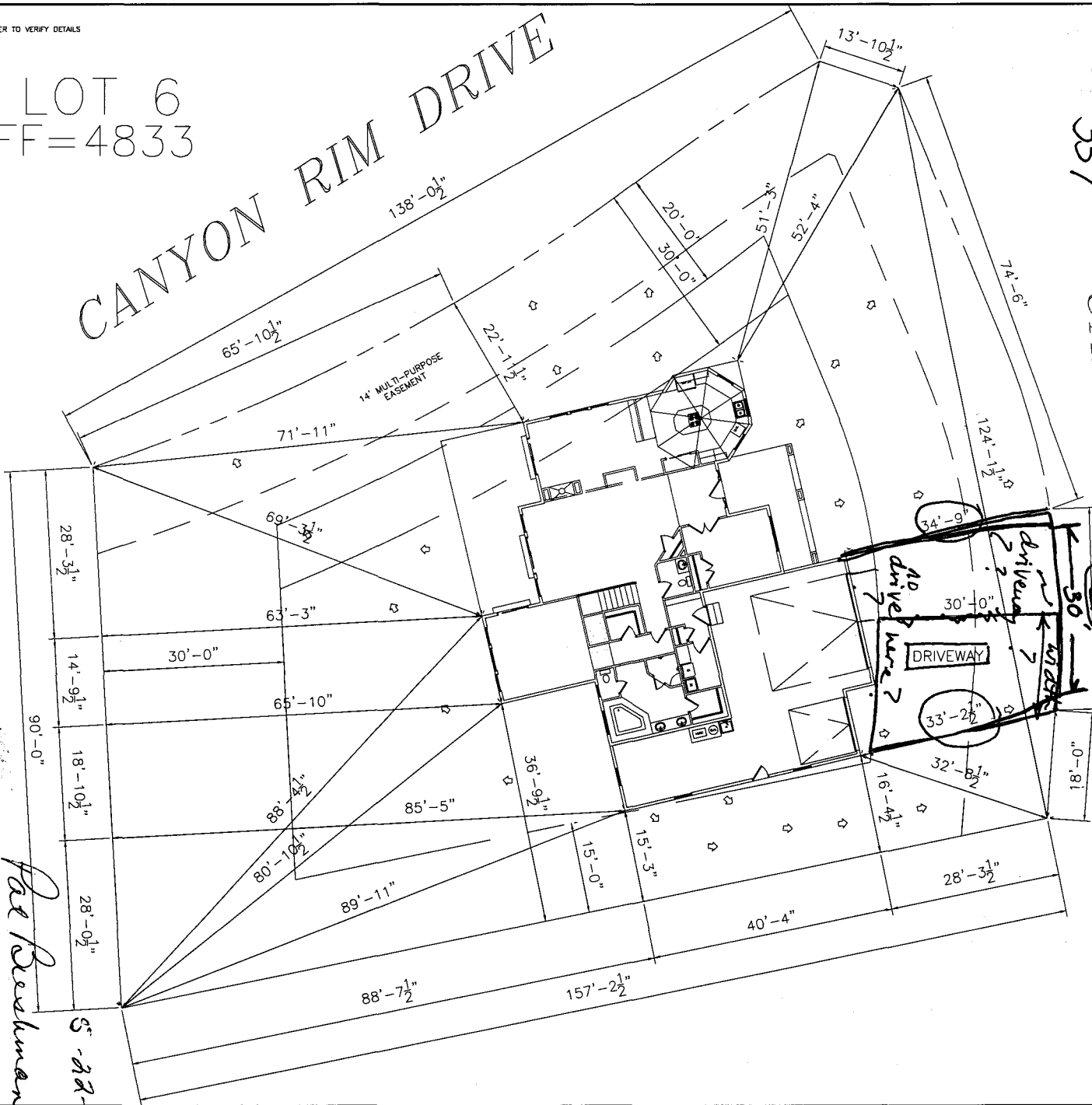
357

CANYON RIM COURT

*Drawn by
 AMH
 5/22/02*

Pat Beckman

ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
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*MAX WIDTH
 = 30 FT*

◊ = DRAINAGE ARROWS

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ALCO

BOYLE PROPERTIES LLC

DATE
AUTG
REV
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1/8"
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