

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

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

BLDG PERMIT NO. 85234



Your Bridge to a Better Community

BLDG ADDRESS 352 Canyon Rim Pt SQ. FT. OF PROPOSED BLDGS/ADDITION 3200  
 TAX SCHEDULE NO. 2945-192-18-022 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3200  
 FILING 1 BLK 2 LOT 22 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER Kinetic Builders NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 713 Lockwood Ct USE OF EXISTING BUILDINGS Single Family  
 (1) TELEPHONE 255-8682 DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_  
 (2) APPLICANT Kinetic Builders TYPE OF HOME PROPOSED:  
 (2) ADDRESS Sage  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 234-5463 \_\_\_\_\_ 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 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 \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 63 ANNX# \_\_\_\_\_

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 Jenny Jones Date 6/25/02  
 Department Approval AL Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15054</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/22/02</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)

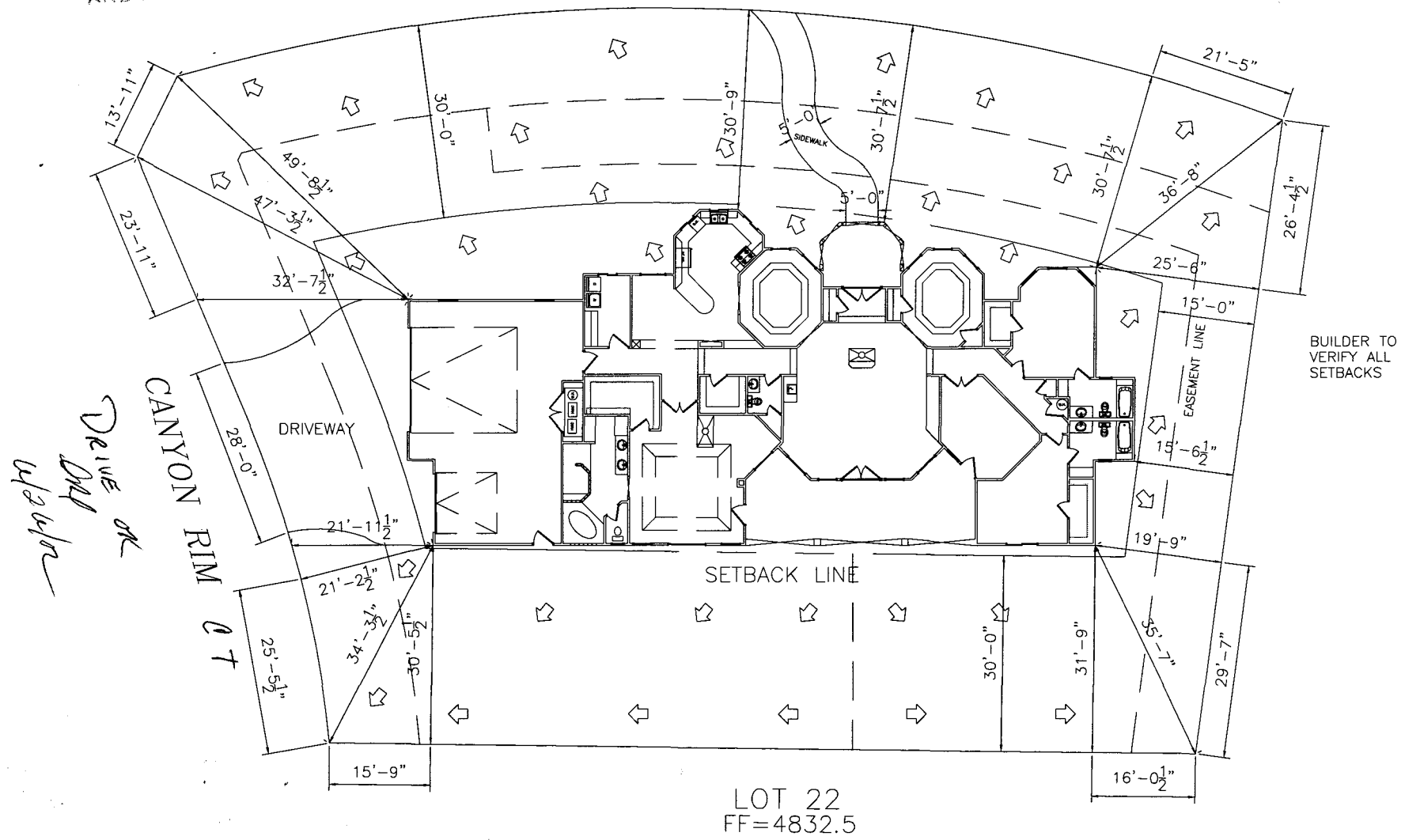
CANYON RIM FILING 1  
BLOCK 2 - LOT 22

5 THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
D DIMENSIONS PRIOR TO CONSTRUCTION.

ACCEPTED *C. Taylor Wilson*  
6/27/02  
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

CANYON RIM DRIVE

⇨ = DRAINAGE ARROWS



BUILDER TO  
VERIFY ALL  
SETBACKS

LOT 22  
FF=4832.5