

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

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

BLDG PERMIT NO. 83902



Your Bridge to a Better Community

BLDG ADDRESS 2200 Canyon rim Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2486
 TAX SCHEDULE NO 2945-192-10-001 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Canyon rim TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 3 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Ben Redner USE OF EXISTING BUILDINGS New Residence
 (1) ADDRESS 2435 Santa Rosa DESCRIPTION OF WORK & INTENDED USE _____
 (1) TELEPHONE 241-7903 TYPE OF HOME PROPOSED:
 (2) APPLICANT Same Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS _____ 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 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 15' from PL, Rear 30' from PL Special Conditions ALCO Required
 Maximum Height 35' 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).

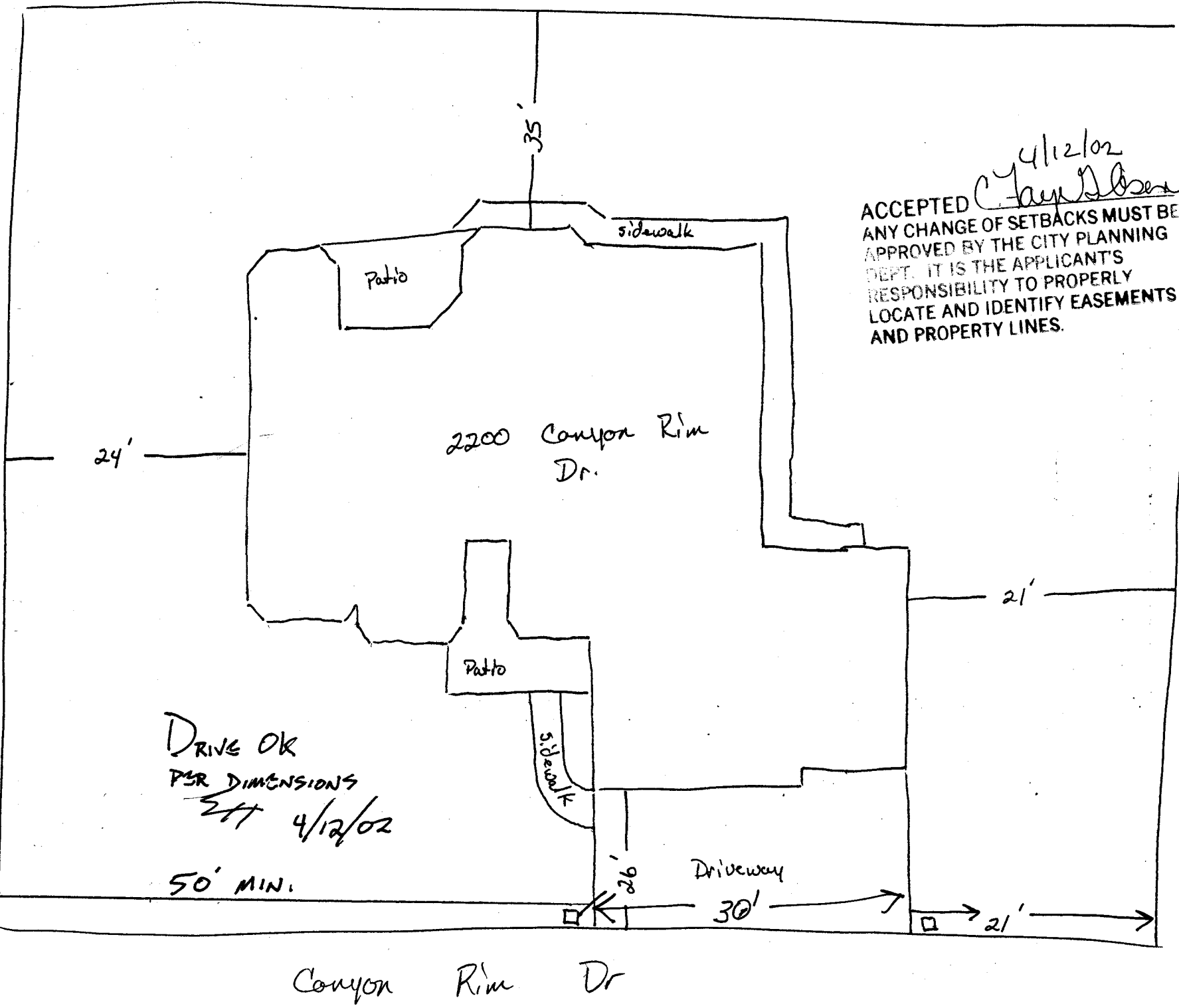
Applicant Signature Ben Redner Date 4-12-02
 Department Approval C. Jay Nelson Date 4/12/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14752</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/12/02</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)

EOP
South
Camp Rd



4/12/02
ACCEPTED *C. Taylor*
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.

DRIVE OK
PSR DIMENSIONS
EHT 4/12/02
50' MIN.

Canyon Rim Dr