

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

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

BLDG PERMIT NO. 83872



Your Bridge to a Better Community

BLDG ADDRESS 2206 Canyon Rim Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 3100
 TAX SCHEDULE NO. 2945-192-10-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3100
 FILING 1 BLK 3 LOT 3 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 Rosette Ct USE OF EXISTING BUILDINGS -
 (1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT John Bennett TYPE OF HOME PROPOSED:
 (2) ADDRESS 2017 Rosette Ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 241-0795 Manufactured Home (HUD)
 Other (please specify) ATTN

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 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).

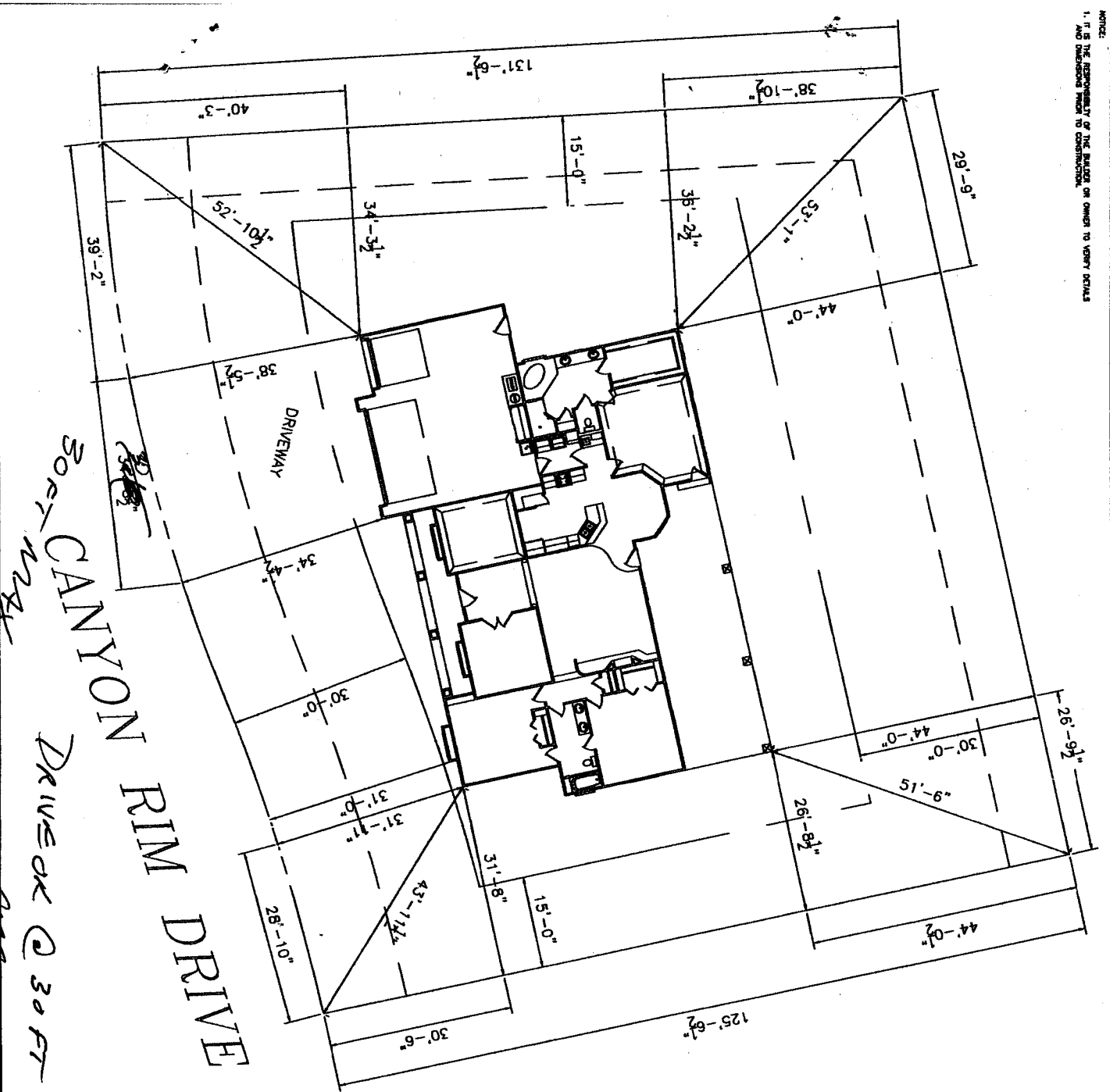
Applicant Signature John Bennett Date 4-1-02
 Department Approval Gayle Henderson Date 4-18-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14766</u>
Utility Accounting	<u>E. Bensley</u>	Date	<u>4/18/02</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 APPLICANT OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.



SERVER:\CADD\2001 WORK FILES\ALL WORK\ALL PLANS\CANYON RIM\CANYON RIM PLAN.dwg 03/26/2002 09:45:35 AM, VILE SERVER.SW

30 FT WIDE DRIVEWAY @ 30 FT WIDTH.
30 FT WIDE DRIVEWAY @ 30 FT WIDTH.

4/14/02

4-18-02
ACCEPTED *Gaylean Henderson*
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.

BLOCK 3
LOT 3
FF=4830.5