

EEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 84557



BLDG ADDRESS 346 ~~676~~ SERPENTINE TRAIL SQ. FT. OF PROPOSED BLDGS/ADDITION 2475

TAX SCHEDULE NO. 2945-192-18-002 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION CANYON RIM TOTAL SQ. FT. OF EXISTING & PROPOSED 2475

FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER JRJ BUILDERS INC. NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 680 SEQUEL CT USE OF EXISTING BUILDINGS —

(1) TELEPHONE 434-5989 DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT OWNER TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) —

(2) ADDRESS —

(2) TELEPHONE —

PAID
MAY 20 2002

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 LeRoy Jensen Date 5-14-02

Department Approval C. Fay Johnson Date 5/20/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14930</u>
Utility Accounting <u>UBensley</u>	Date <u>5/20/02</u>		

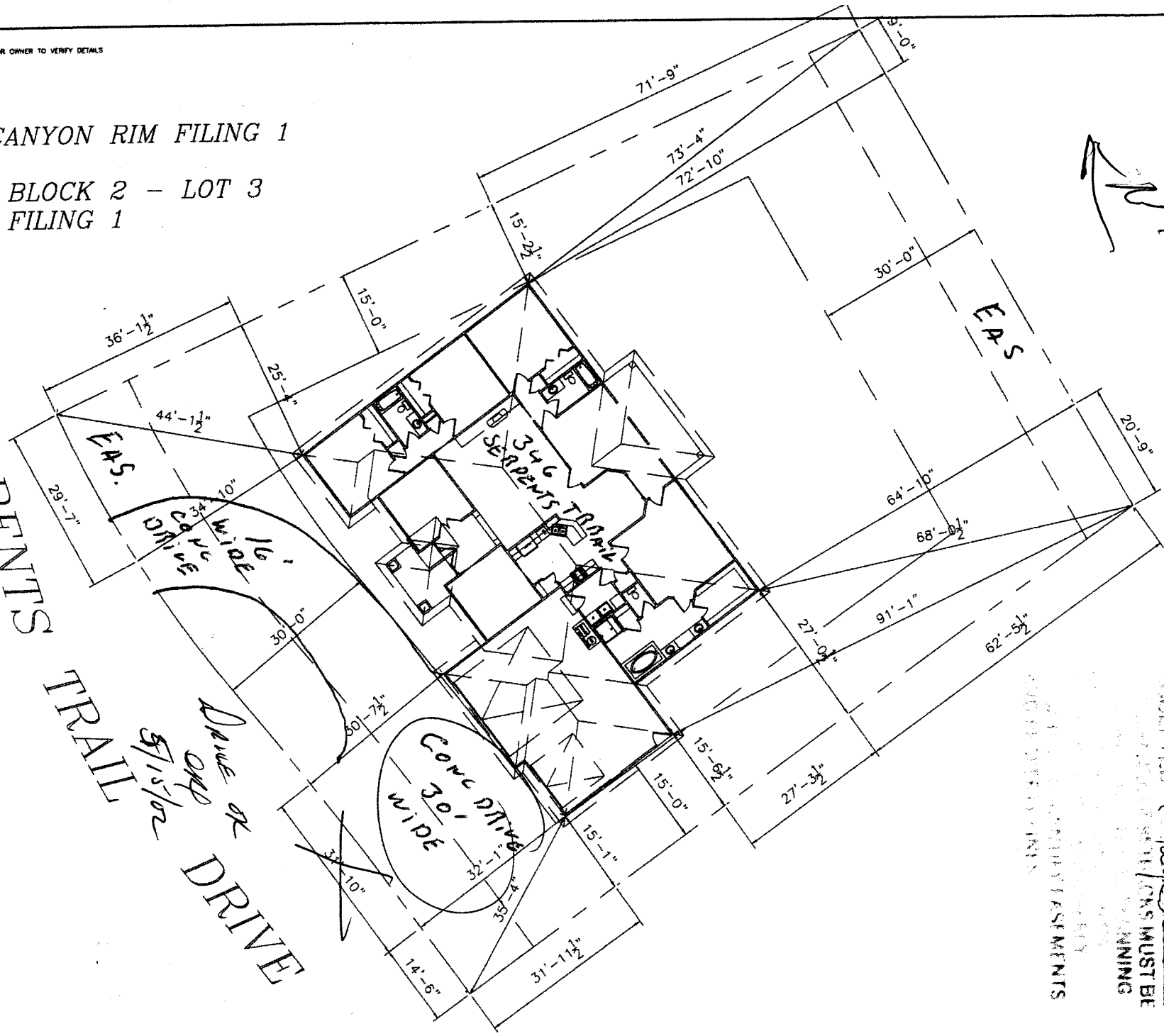
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(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.

CANYON RIM FILING 1
 BLOCK 2 - LOT 3
 FILING 1

SERPENT'S TRAIL
 SERPENT'S TRAIL
 SERPENT'S TRAIL
 SERPENT'S TRAIL



5/20/02
 C. J. R. R. R.
 ALL RIGHTS RESERVED
 EASEMENTS
 MUST BE
 PLANNING