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

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

BLDG PERMIT NO. 85893



Your Bridge to a Better Community

BLDG ADDRESS 347 Serpents Tr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2160
G-15 CC 81503
 TAX SCHEDULE NO. 2945-192-17-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2160
 FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Rex Thomas NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS _____ USE OF EXISTING BUILDINGS New Res
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New Res
 (2) APPLICANT DAVID Bigg BJB TYPE OF HOME PROPOSED:
 (2) ADDRESS 2141 Reddick Cir 81503 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 234-2222 _____ 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
 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 [Signature] Date 8/5/02
 Department Approval PB Gayle Henderson Date 8-12-02

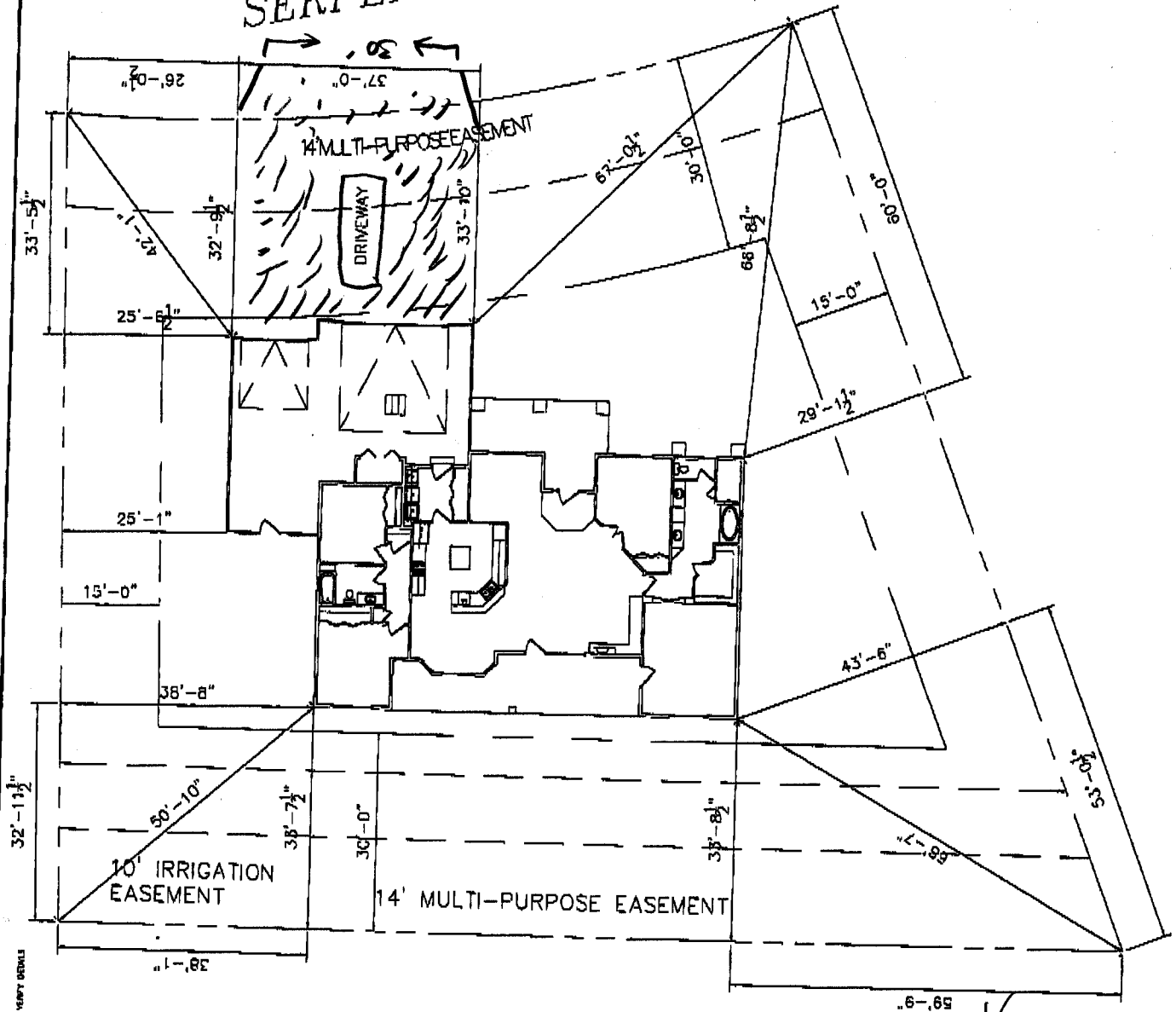
| | | | |
|--|----------------------|------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO | W/O No. <u>15197</u> |
| Utility Accounting | <u>Marshall Corp</u> | Date | <u>8/12/02</u> |

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 1
LOT 3
FF=4835

8-12-02
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.

347 Sements Tr.
SERPENTS TRAIL



*Drive
Red Down
8-6-02*

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

FILED 08/06/02 10:00 AM PLAT/CANTON BURNING 24868 07/30/02 01-5827 PG. 01 FILE 08/06/02