

F&E \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 84463



Your Bridge to a Better Community

BLDG ADDRESS 348 Serpents Trail Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2460

TAX SCHEDULE NO. 2945-192-18-0004 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3,060

FILING 1 BLK 2 LOT 4

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Larry & Sharon Vaughn

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 449 W. Scenic Dr. 81503

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 241-0346

DESCRIPTION OF WORK & INTENDED USE Frame & Stucco
Residence

(2) APPLICANT Nick A. Lobato

TYPE OF HOME PROPOSED:

(2) ADDRESS 2489 S. Broadway 81503

Site Built Manufactured Home (UBC)

(2) TELEPHONE 236-0633 Home 250-8926 Cell

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 20/25 from property line (PL)
 or from center of ROW, whichever is greater

Permanent Foundation Required: YES X NO

Side 15/3 from PL, Rear 30/5 from PL

Parking Req'mt 2

Maximum Height 35'

Special Conditions Acco Req'd

CENSUS 1401 TRAFFIC 63 ANNEX#

FP-2001-189

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 Nick A. Lobato

Date 5/7/02

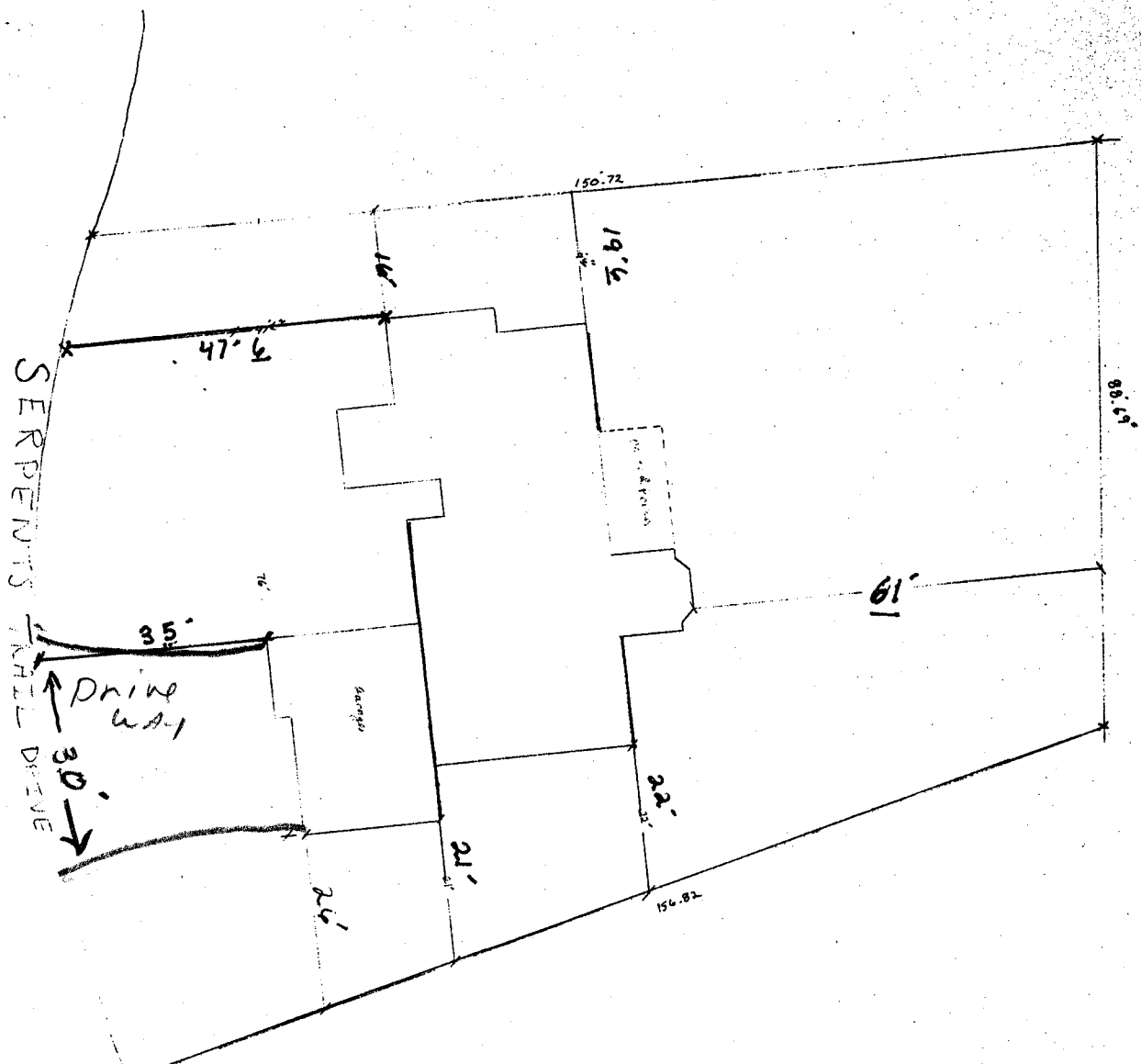
Department Approval Pat Bushman

Date 5-15-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14921</u>
Utility Accounting	<u>U. Bensley</u>		Date <u>5/15/02</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)



SERPENTINE HILL DRIVE

DRIVE WAY

DRIVE OK

DRIVE OK
 5/13/02

5-15-02
 Pat Buelmer

3418 Serpents Hill Dr	
Lot 4, Block 2	

CANYON RIM SUBDIVISION
Architectural Control Committee

The Architectural Control Committee of Canyon Rim Subdivision hereby

Approves Disapproves Construction Plans Dated 5/10/00

Applicant Nick Lobato

Location: LOT 4 BLOCK 2 FILING 1

Street Address: _____

Pursuant to approval of the following items:

- | | |
|--|-------------------|
| 1) Square footage of living space | <u>OK</u> |
| Floor plan with garage | ↓ |
| 2) Roof type | |
| 3) Roof color | ↓ |
| 4) Exterior finish type | <u>See Note *</u> |
| 5) Exterior finish color | ↓ |
| 6) Exterior trim color | |
| 7) Front door color | |
| 8) Site plan with set backs and drainage | |
| 9) Engineered foundation plan with site test | ↓ |
| 10) Driveways and culverts | |

Contractor and/or homeowner acknowledges the often windy conditions in this subdivision and agrees to contain all trash generated by the construction site, to prevent it's blowing onto adjacent properties. Contractor and/or homeowner additionally agree to clean up any trash blown off the site, as soon as practical after it occurs.

Owner / Contractors hereby acknowledge that they have read the covenants and will comply with all provisions.

NOTE: All trash containers being delivered or returned **MUST NOT** put mud onto the streets.

A separate approval is required for landscaping, fencing, and accessory structures.

Comments / Stipulations

*

Stucco Bands around Window 4" min

Would like to see Stucco Band around Home or Key Stones on Corners

Project location 348 Serpents Trail

Owner Approval:

Nick A. Sobala
Signature

5/14/02
Date

Committee Member Approvals:

John Thomas
John Thomas

5-10-02
Date

Dave Bagg
Dave Bagg

5/10/02
Date