

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

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

BLDG PERMIT NO. 83574



Your Bridge to a Better Community

BLDG ADDRESS 350 Serpents Trail DR SQ. FT. OF PROPOSED BLDGS/ADDITION 3116  
Parent Parcel  
 TAX SCHEDULE NO. 2945-192-10-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3116  
 FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) OWNER Kirtia Builder NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction  
 (1) ADDRESS 713 Lockwood CT GrandTat USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 255-8682 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ 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  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 ALCO required letter  
 CENSUS 1401 TRAFFIC 63 ANNEX# \_\_\_\_\_

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 James Davis Date 3/6/02  
 Department Approval Det. C. J. Taylor Date 3/8/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14642</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/8/02</u>

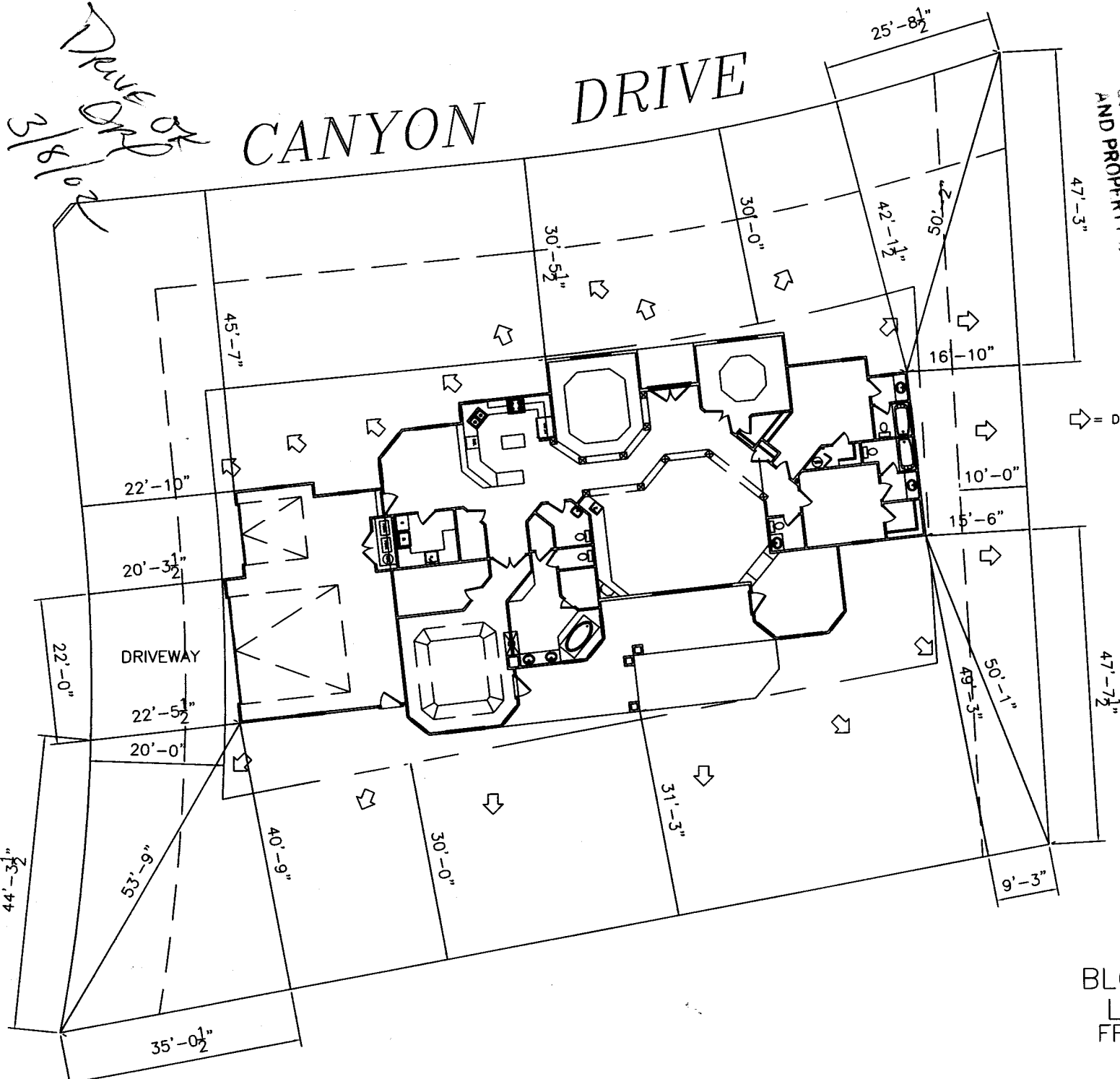
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SERPENTS TRAIL DRIVE

Drive of  
3/16/02

CANYON DRIVE



ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES

*Clare Johnson*  
 2/16/02

⇨ = DIRECTION OF DRAINAGE

BLOCK 2  
 LOT 5  
 FF=4831



GRAND JUNCTION  
LINCOLN DeVORE, Inc.  
GEOTECHNICAL ENGINEERS - GEOLOGISTS

1441 Motor St.  
Grand Junction, CO 81505

TEL: (970) 242-8968  
FAX: (970) 242-1561

February 26, 2002

Kinetic Builder, Inc.  
713 Lochwood Ct.  
Grand Junction, CO 81505

Re: Soils Analysis/Foundation Design  
Lot 5, Blk 2, Canyon Rim Subdivision  
Grand Junction, Colorado

Gentlemen:

This letter is to confirm that Grand Junction Lincoln-DeVore, Inc. has been retained to perform soils analysis for foundation recommendations on the above referenced residential building site.

Grand Junction Lincoln-DeVore, Inc. has also been retained to generate a foundation design, for the residential structure on the above referenced site.

We hope this letter has provided you with the information required. If questions arise or further information is needed, please feel free to contact Grand Junction Lincoln-DeVore at any time.

Respectfully submitted,

GRAND JUNCTION  
LINCOLN-DeVORE, INC.

Edward M. Morris, PE  
Principal Engineer