

FEE \$ <u>10.00</u>
TCP \$ <u>None</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 88517



Your Bridge to a Better Community

BLDG ADDRESS 336 Canyon Rim Court SQ. FT. OF PROPOSED BLDGS/ADDITION Living space - 2628.78
Garage - 1565.40 sq. ft.

TAX SCHEDULE NO. 2945-193-18-015 SQ. FT. OF EXISTING BLDGS 0
Living space - 2628.78

SUBDIVISION Canyon Rim Subdivision TOTAL SQ. FT. OF EXISTING & PROPOSED Garage - 1565.40 sq. ft.

FILING 1 BLK 2 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Eldon & Susan White NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 150 Ponderosa Cr.,
Parachute, CO 81635 USE OF EXISTING BUILDINGS none

(1) TELEPHONE 970-285-1572 DESCRIPTION OF WORK & INTENDED USE New home
owner to live in

(2) APPLICANT Eldon & Susan White TYPE OF HOME PROPOSED:
150 Ponderosa Cr., Site Built Manufactured Home (UBC) **PAID**
Parachute, CO 81635 Manufactured Home (HUD)
 (2) ADDRESS 150 Ponderosa Cr., Other (please specify) _____
Parachute, CO 81635

(2) TELEPHONE 970-285-1572

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 Rec'd approval Required

CENSUS 1401 TRAFFIC 103 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 Eldon J. White Date Jan. 6, 2003

Department Approval W. Bousley Date 1/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15643</u>
Utility Accounting	<u>W. Bousley</u>		Date <u>1/21/03</u>

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

PROPERTY LINES
 AND JOINTLY EASEMENTS
 TO PROPERLY
 PLANNING
 MUST BE

1/16/03
1/16/03

DRIVE OK
 AS DIMENSIONS

SK 1/16/03

PLOT PLAN
 SCALE: 3/32" = 1'-0"

