

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

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

BLDG PERMIT NO. 88471



Your Bridge to a Better Community

BLDG ADDRESS 338 Canyon Rim Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3130
 TAX SCHEDULE NO. 2945-192-10-001 (part of) SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3130
 FILING 1 BLK 2 LOT 16 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Bennett Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2017 Rose Hc Ct USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT John Bennett TYPE OF HOME PROPOSED:
 (2) ADDRESS 2017 Rose Hc Ct Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-0809 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' 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 _____ TRAFFIC _____ 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 John Bennett Date 3-10-03
 Department Approval Did Mike Dragon Date 3/18/03

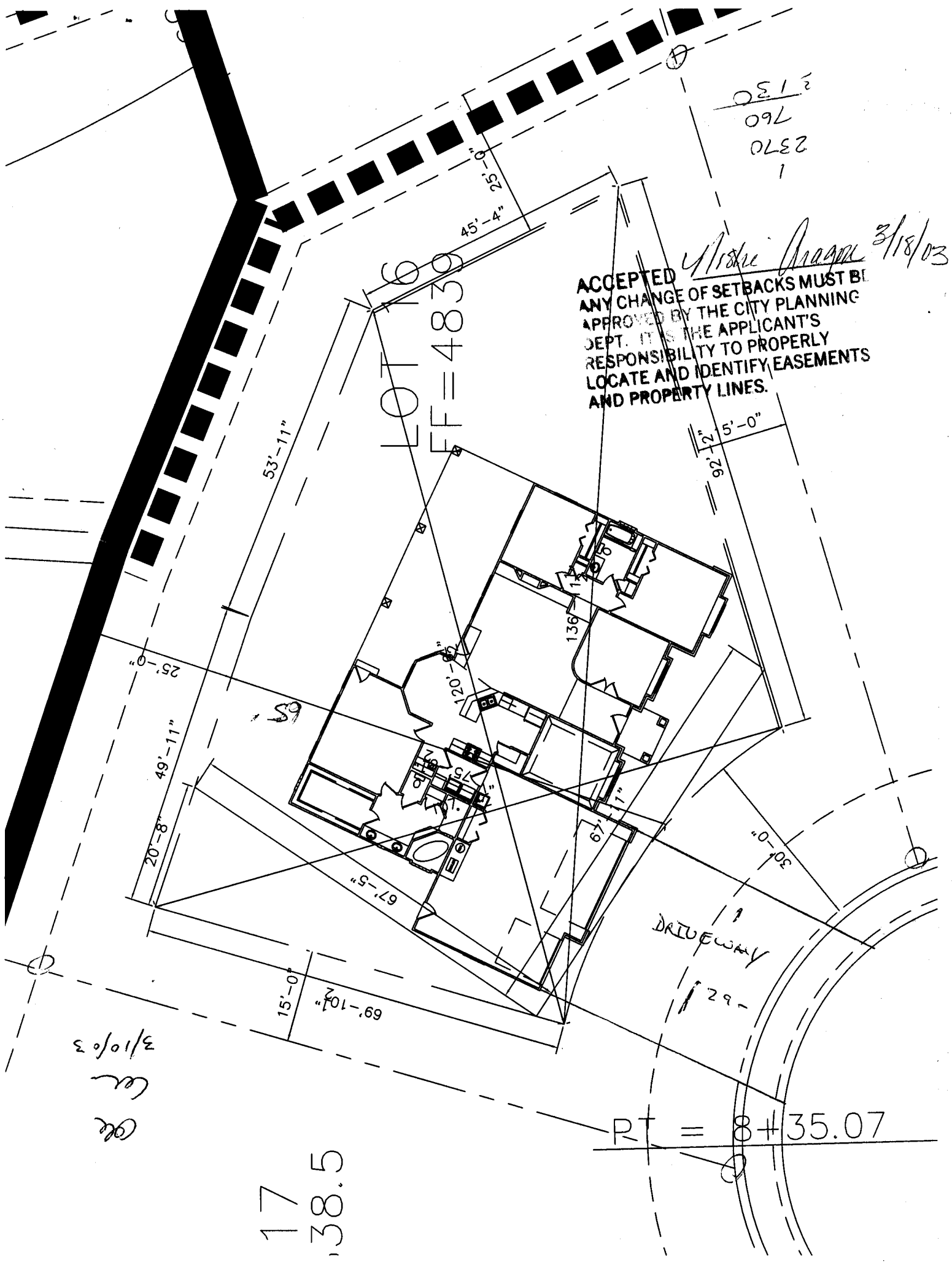
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>1584</u>
Utility Accounting	Date <u>3/18/03</u>		

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)

2130
792
2370
1

Wesley Brown 3/18/03

ACCEPTED
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.



OK
3/10/03

17
38.5

RT = 8 # 35.07