

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

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

BLDG PERMIT NO. 90454



Your Bridge to a Better Community

BLDG ADDRESS 345 Canyon Rim Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2900
 TAX SCHEDULE NO. 2945-192-18-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2900
 FILING 1 BLK 82 LOT 92 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER JRS Builders INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 680 Sequel Ct USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 434-5989 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT owner 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 APCO approval req'd
 CENSUS _____ TRAFFIC _____ ANNX# _____
 A (A)

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).

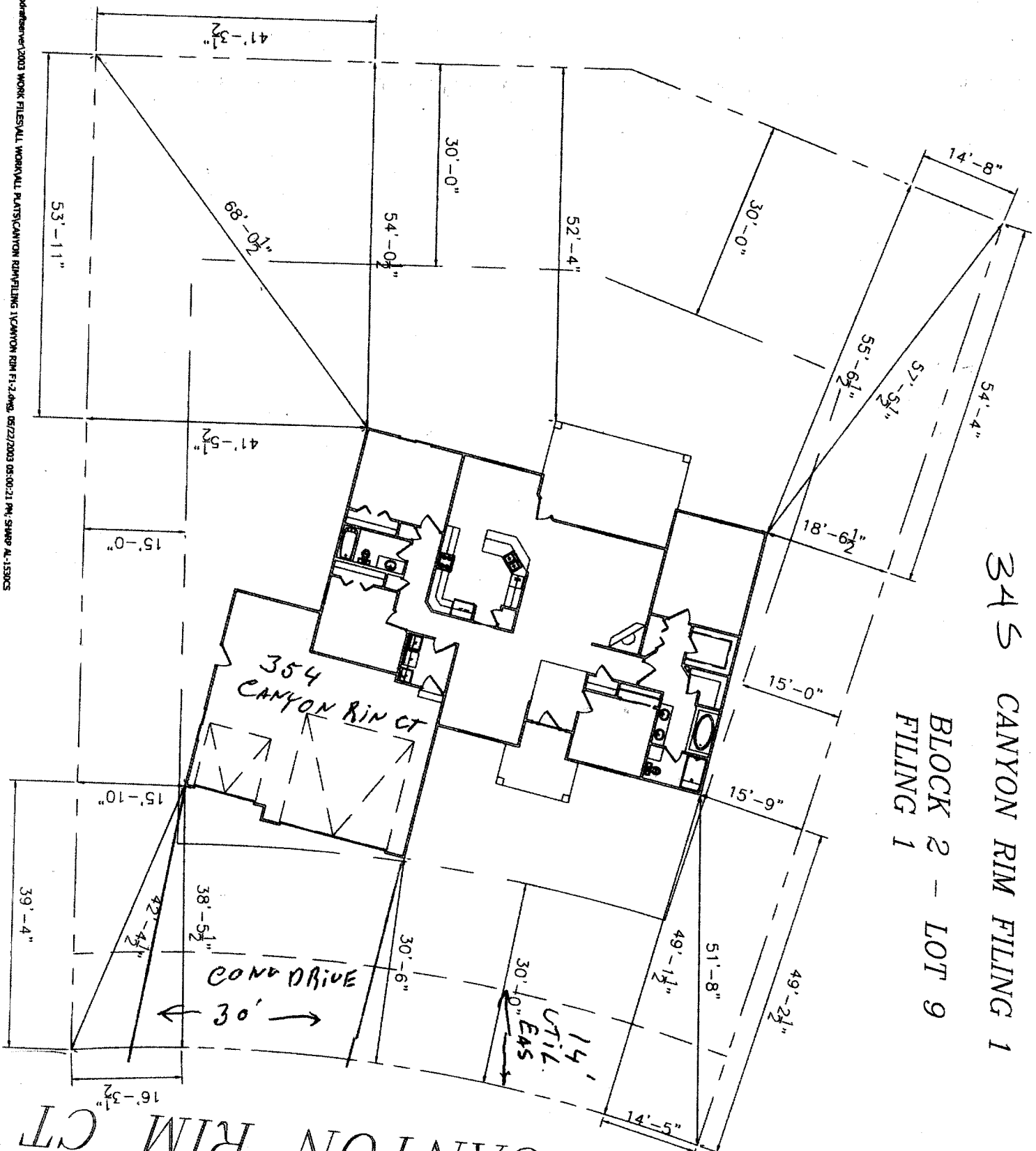
Applicant Signature [Signature] Date 6-11-3
 Department Approval [Signature] Date 7/24/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16346</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7/24/03</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)

AutoCAD 2003 WORK FILES ALL WORKSHEET PLAT/CANYON RIM FILING 1/CANYON RIM FILING 1/2.AWG 06/22/2003 08:00:21 PM SHAW A.1530CS



345 CANYON RIM FILING 1

BLOCK 2 - LOT 9
FILING 1

CANYON RIM CT

ACCEPTED *Cheryl*
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.

6/12/03
cc
cc
cc