

FEE \$	10.00
TCP \$	None
SIF \$	292.00

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

BLDG PERMIT NO. 88342



Your Bridge to a Better Community

BLDG ADDRESS 2210 CANYON Rim SUB SQ. FT. OF PROPOSED BLDGS/ADDITION 2560 LUG  
 TAX SCHEDULE NO. 2945-192-10-001 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION CANYON Rim TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_  
 FILING 1 BLK 3 LOT 4 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Cob Homes Bldg & Design LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 186 1/2 Glory View Dr USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 970-242-2968 DESCRIPTION OF WORK & INTENDED USE Single Family RES.  
 (2) APPLICANT JEFFREY D KELLEY TYPE OF HOME PROPOSED:  
 (2) ADDRESS 186 1/2 Glory View Dr  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 970-242-2968 \_\_\_\_\_ 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 \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 03 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).

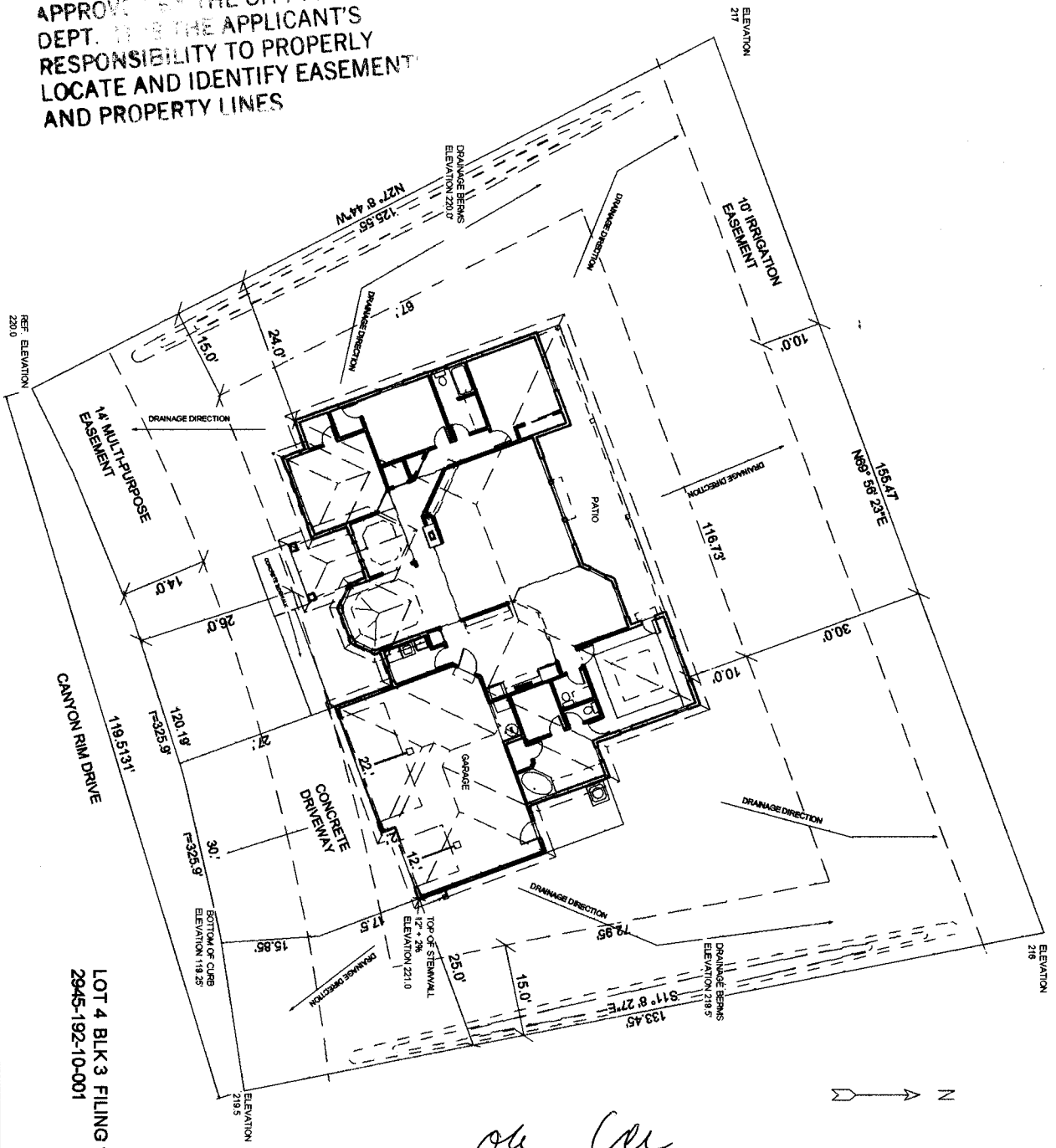
Applicant Signature [Signature] Date 1-28-03  
 Department Approval [Signature] Date 2/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15767</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2-28-03</u>

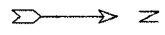
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

ACCEPTED *Alisa Mason 2/28/03*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES



*OK CU*  
 1/31/03



DATE	10/24/03
DRAWN BY	ALISA MASON
CHECKED BY	ALISA MASON
SCALE	AS SHOWN
SHEET	10/24/03
DATE	10/24/03
SHEET	10/24/03

**COLORADO HOMES**  
**Building & Design LLC.**  
 970-242-2968

**2210 CANYON RIM DRIVE**