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

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

A
 BLDG PERMIT NO. 89587



Your Bridge to a Better Community

BLDG ADDRESS 356 Caprock Dr

SQ. FT. OF PROPOSED BLDGS/ADDITION 2026

TAX SCHEDULE NO. 2945.192.19.007

SQ. FT. OF EXISTING BLDGS -

SUBDIVISION Canyon River

TOTAL SQ. FT. OF EXISTING & PROPOSED 2026 finished + 1220 unfinished
3246 basement

FILING 2 BLK 2 LOT 7

NO. OF DWELLING UNITS:

(1) OWNER Shad and Nattana Johnson

Before: 0 After: 1 this Construction

(1) ADDRESS 359 Colorado Ave

NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 970.242.4311

Before: 0 After: 1 this Construction

(2) APPLICANT Piper Construction, LLC

USE OF EXISTING BUILDINGS n/a

(2) ADDRESS 2128 Monument Village Cr

DESCRIPTION OF WORK & INTENDED USE single family res

(2) TELEPHONE 970.201.1354

TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO

Side 15' from PL, Rear 30' from PL

Parking Req'mt 2 Eng'd Foundation required

Maximum Height 35'

Special Conditions ACCO approval 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 [Signature]

Date 05/07/03

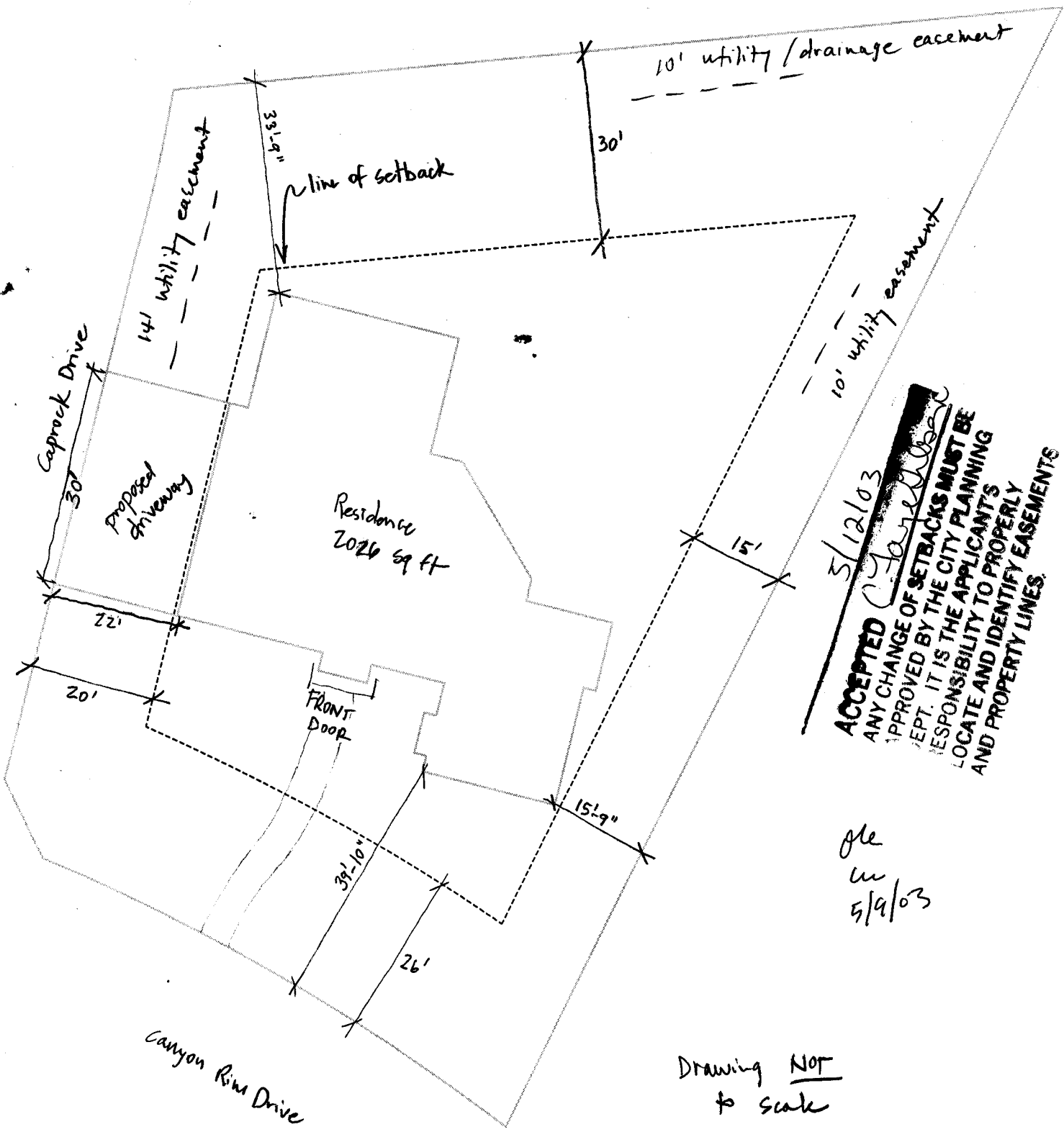
Department Approval [Signature]

Date 5/12/03

| | | | |
|--|---|-----------------------------|---------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No <u>16053</u> |
| Utility Accounting | <u>[Signature]</u> | | Date <u>5-12-03</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)



5/12/03
 ACCEPTED *C. J. ...*
 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.

gle
 w
 5/9/03

Drawing NOT
 to scale