

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

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

A  
 BLDG PERMIT NO. 89513



Your Bridge to a Better Community

BLDG ADDRESS 359 Caprock Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2500  
 TAX SCHEDULE NO. 2945-192-10-009 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2500  
 FILING 2 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER DAVID BAGO NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2141 Reddick Cir 81503 USE OF EXISTING BUILDINGS New Res  
 (1) TELEPHONE 234-2222 DESCRIPTION OF WORK & INTENDED USE New Res  
 (2) APPLICANT Same TYPE OF HOME PROPOSED:  
 (2) ADDRESS \_\_\_\_\_  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE \_\_\_\_\_ \_\_\_\_\_ 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 Eng foundation required & Acco approved required  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNX# \_\_\_\_\_

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).

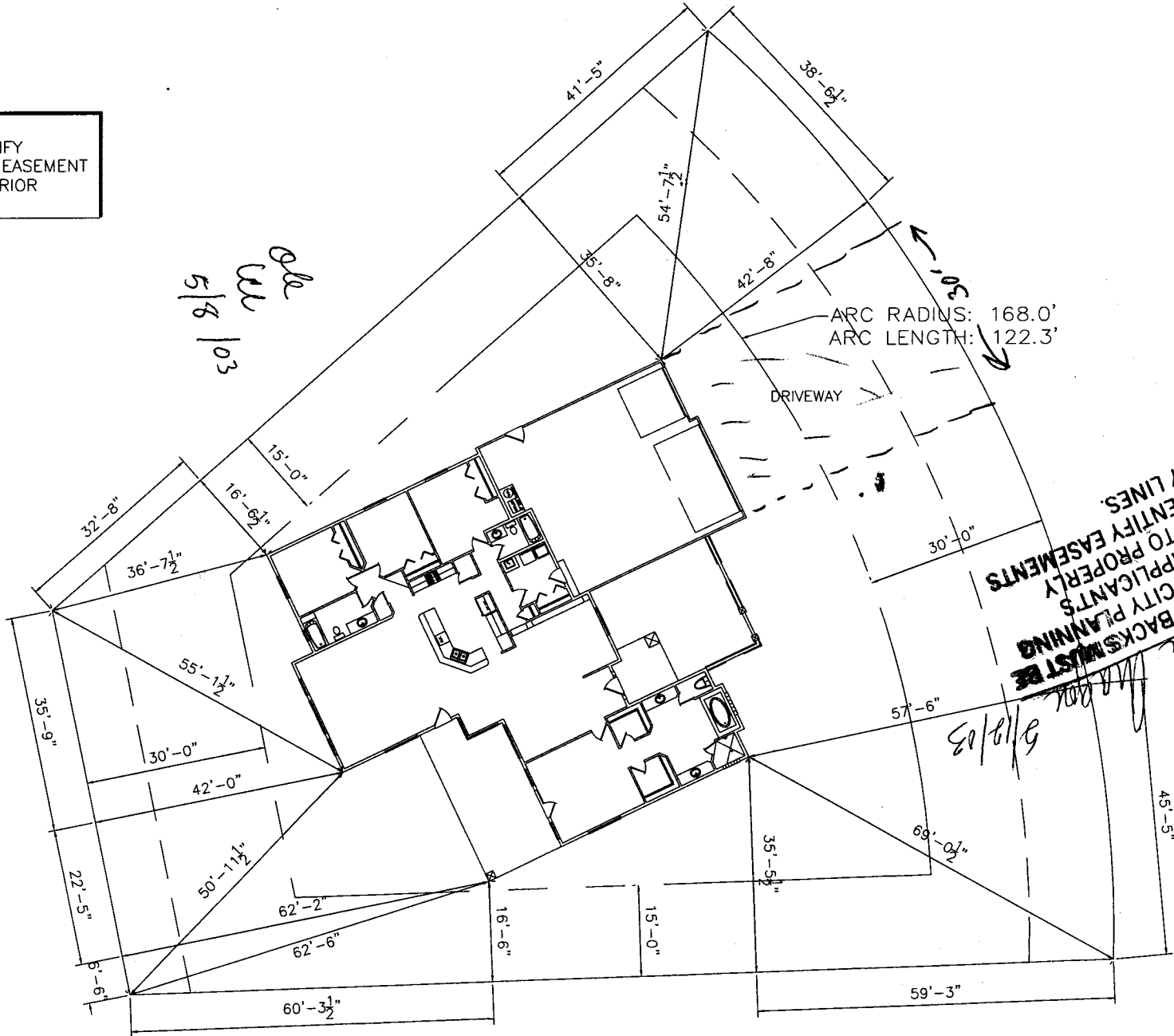
Applicant Signature [Signature] Date 5-8-03  
 Department Approval [Signature] Date 5/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.	<u>16052</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)

IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
 AND DIMENSIONS PRIOR TO CONSTRUCTION.

**NOTE:**  
 BUILDER TO VERIFY  
 ALL SETBACK AND EASEMENT  
 ENCROACHMENTS PRIOR  
 TO CONSTRUCTION



**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.

REVISIONS	
A	
B	
C	
D	
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F	
G	
H	

**AutoDRAFT**  
 COMPUTER AIDED DRAFTING  
 GRAND JUNCTION, CO (970) 241-8782

**B&B CUSTOM HOMES**  
 CANYON RIM FILING 2 BLK 1 - LOT 2

DRAWN BY	AUTODRAFT
FILE NAME	
DATE	2-7-03
SCALE	1/8" = 1'-0"
SHEET	