

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

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

A
 BLDG PERMIT NO. 89529



Your Bridge to a Better Community

BLDG ADDRESS 364 Caprock Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2,970
 TAX SCHEDULE NO. 2945-192-19-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon River TOTAL SQ. FT. OF EXISTING & PROPOSED 2,970
 FILING 2 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Chris Kendrick NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 231 W. Fallen Rock Rd USE OF EXISTING BUILDINGS NA
 (1) TELEPHONE 245-8987 DESCRIPTION OF WORK & INTENDED USE new Single Family Res.
 (2) APPLICANT Owner 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 Licensed Eng. Foundations
 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 _____ Date 5-23-2003
 Department Approval Det. W. Ashi Chagor Date 5/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16/28</u>
Utility Accounting	<u>Chm</u>	Date	<u>5/28/03</u>

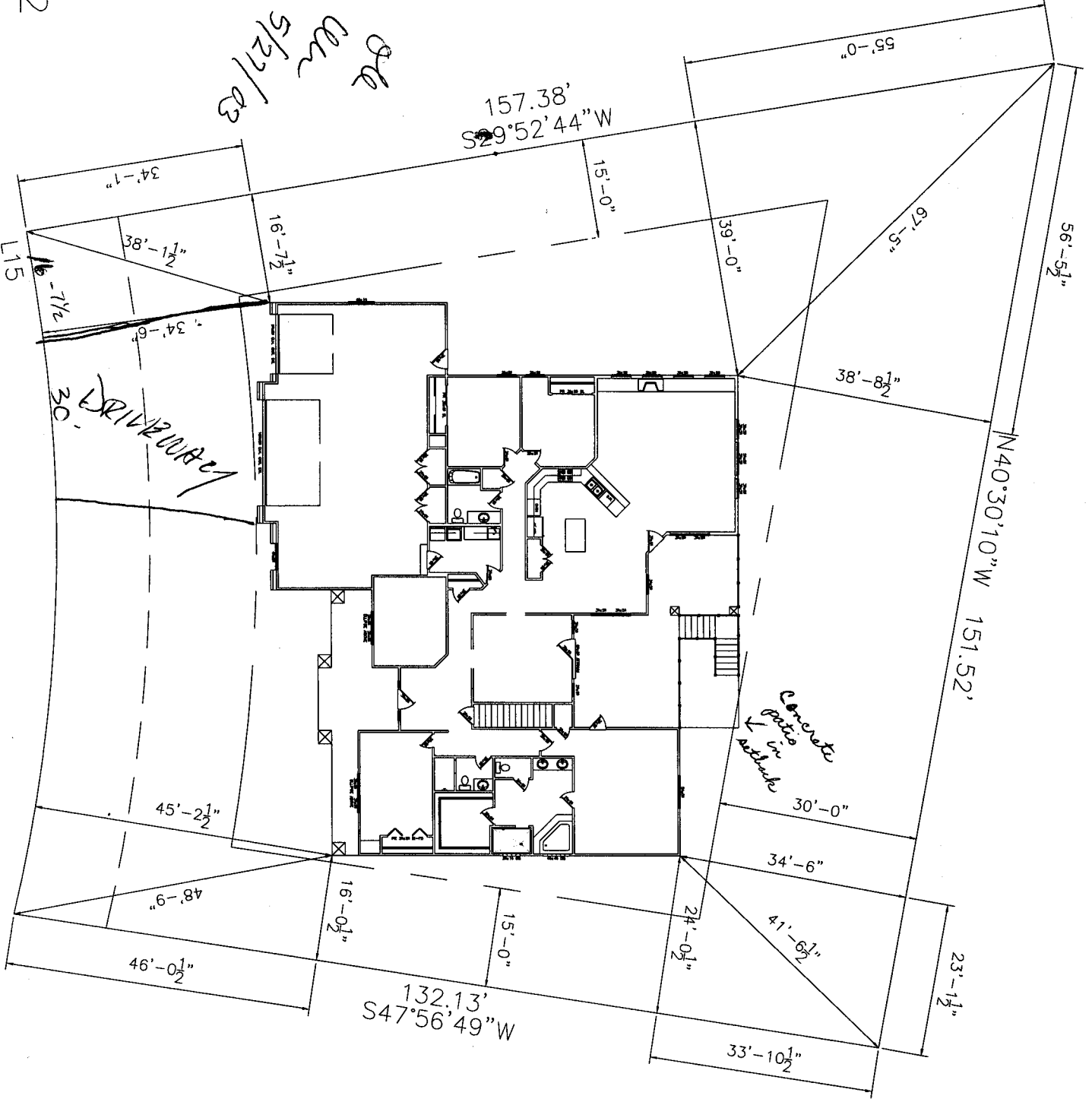
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5-28-03
ACCEPTED Bayleer Henderson
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.



CANYON RIM PHASE 2
BLOCK 2
LOT 4

CAPROCK DRIVE



5/27/03
W
W
W

30' DRIVEWAY

Concrete patio in setback

157.38'
S29°52'44"W

132.13'
S47°56'49"W

N40°30'10"W
151.52'

56'-5 1/2"

55'-0"

67'-5"

38'-8 1/2"

30'-0"

34'-6"

41'-6 1/2"

33'-10 1/2"

23'-1 1/2"

24'-0 1/2"

15'-0"

16'-0 1/2"

45'-2 1/2"

48'-9"

46'-0 1/2"

34'-1"

38'-1 1/2"

34'-6"

16'-7 1/2"

16'-7 1/2"

15'-0"

39'-0"