

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

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

BLDG PERMIT NO. 89528



Your Bridge to a Better Community

BLDG ADDRESS 371 Cypress Drive SQ. FT. OF PROPOSED BLDGS/ADDITION 3383.28
 TAX SCHEDULE NO. 2945-192-10-018 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon Rim Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 3383.28
 FILING 2 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER S. Mark Davis NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2654 Bahamas Ct. USE OF EXISTING BUILDINGS None
 (1) TELEPHONE 255-0262 DESCRIPTION OF WORK & INTENDED USE New Residence
 (2) APPLICANT David Coddington TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 504 Fruit Co Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE 250-9073 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 Asso Required
Approval Ltr From Lic Eng Required
 CENSUS 1401 TRAFFIC 03 ANNEX# _____

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).

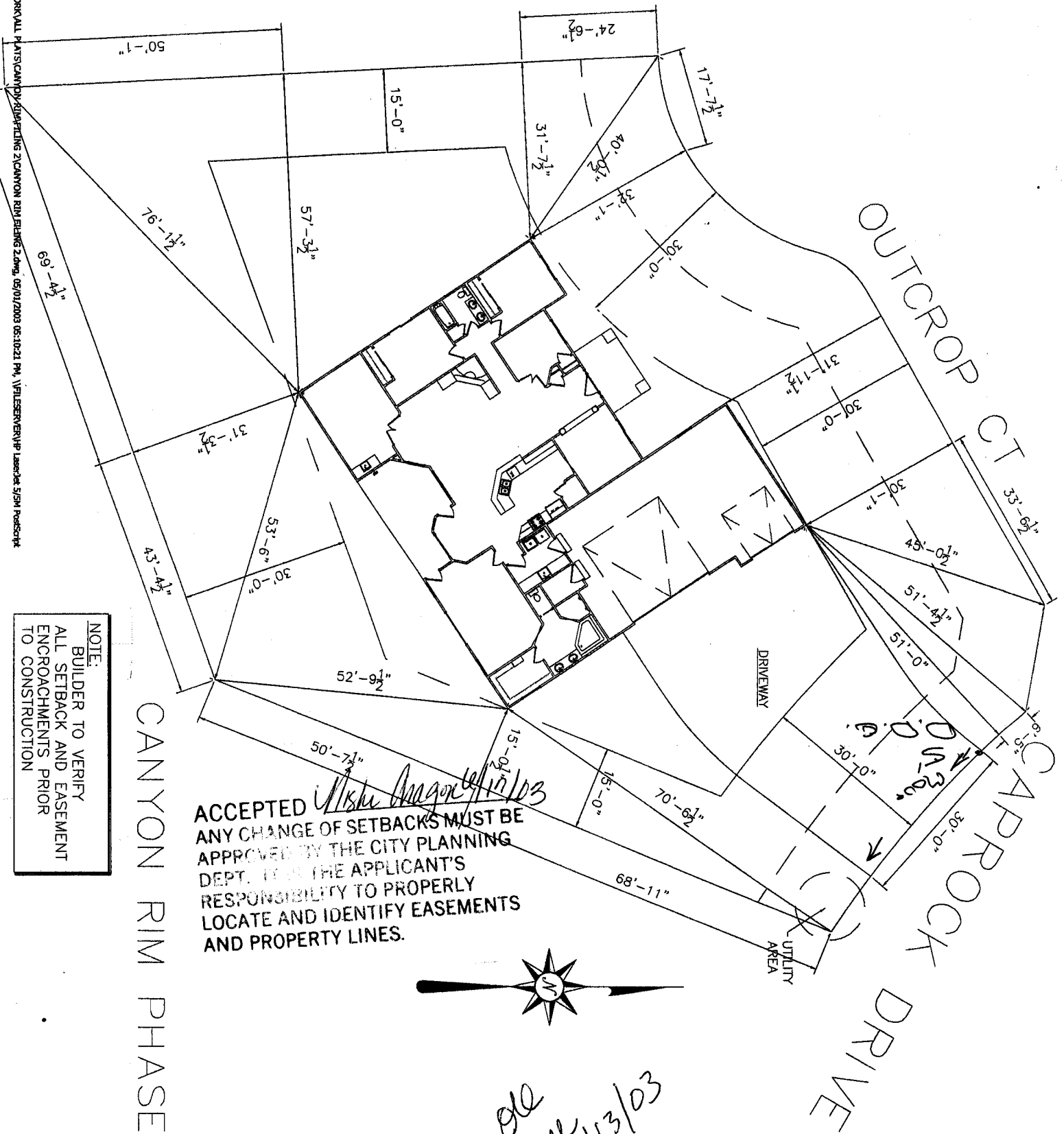
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 6/10/03
 Department Approval NAY/Khu [Signature] Date 6/17/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>10/197</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-17-03</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)



CANYON RIM PHASE 2

OUTCROP CT

CAPROCK DRIVE

DRIVEWAY

UTILITY AREA

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

ACCEPTED *W. Sku Magore 6/17/03*
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.



*ole
we
6/13/03*