

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

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

BLDG PERMIT NO. 89752



Your Bridge to a Better Community

BLDG ADDRESS 377 Caprock Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2911

TAX SCHEDULE NO. 245-197-20-001 SQ. FT. OF EXISTING BLDGS - 0 -

SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2911

FILING 3 BLK 1 LOT 1

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Venese & Christy Nolley

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 190 Rosalie Dr.

USE OF EXISTING BUILDINGS Personal Res.

(1) TELEPHONE 245-5621

DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT David Painter

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS 190 Rosalie Dr.

Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 245-5621 216-6469

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

Maximum Height 35'

Special Conditions Engineered Foundation Required.

CENSUS A TRAFFIC ANNX#

ACC approval Required

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 David J. Painter

Date 6-12-03

Department Approval J.B. Bayless Henderson

Date 6-12-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>1086</u>
Utility Accounting <u>OK</u>	Date <u>6/13/03</u>		

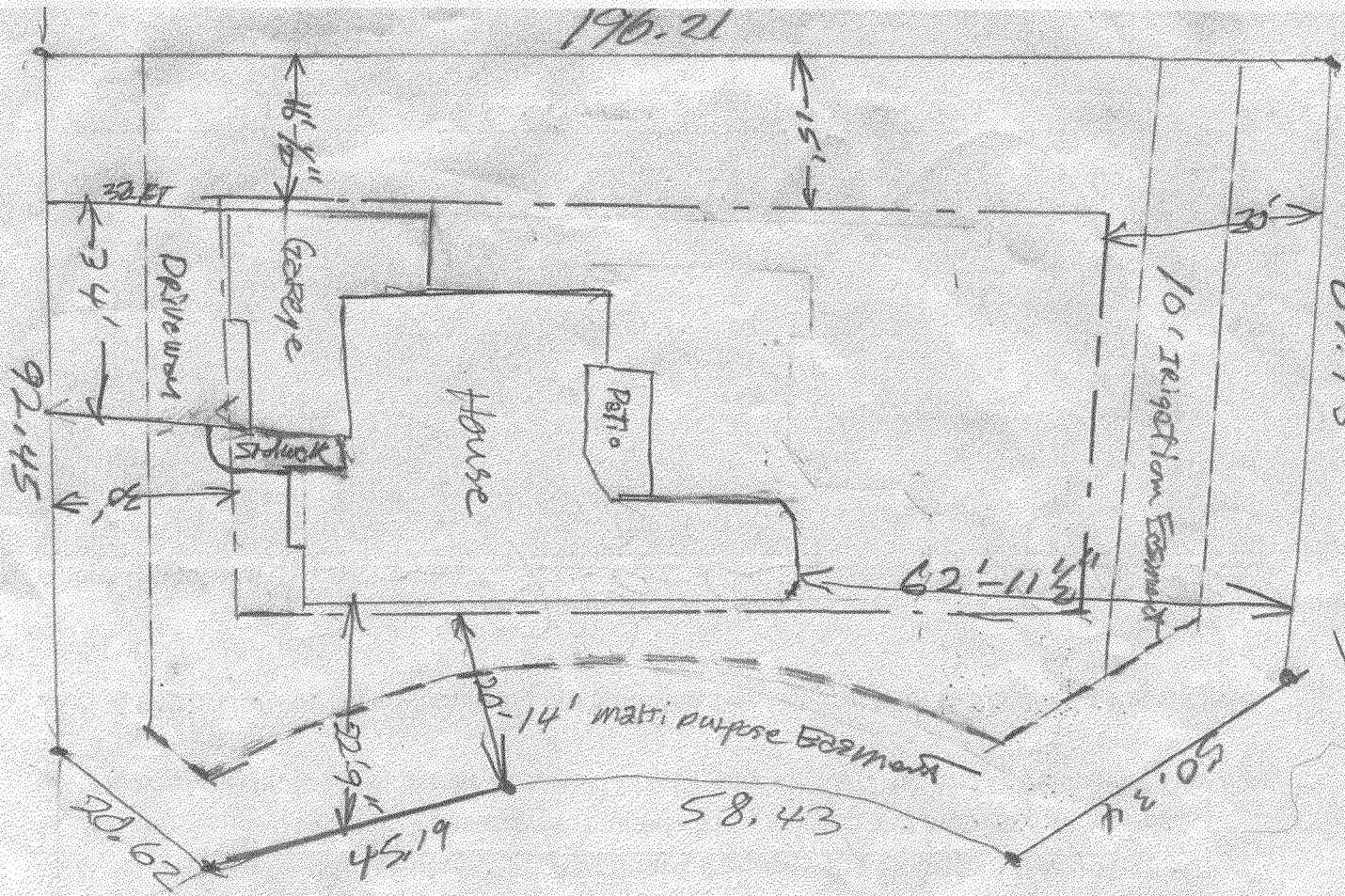
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

CAPROCK DRIVE

87.93

SOUTH CORN



DRIVE OK
6/6/03

QUESTA DRIVE

NORTH ↓

6/13/03
 ACCEPTED *C. Faye Gibson*
 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.