

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 381 CARROCK CT SQ. FT. OF PROPOSED BLDGS/ADDITION 3,649

TAX SCHEDULE NO. 2945-192-22-000 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CANYON Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3,649

FILING 3 BLK 3 LOT 2

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

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

(1) OWNER JOE + DONNA WARD

(1) ADDRESS 381 CARROCK CT

(1) TELEPHONE 250-9747

USE OF EXISTING BUILDINGS New Home

(2) APPLICANT FISHER CONST.

DESCRIPTION OF WORK & INTENDED USE \_\_\_\_\_

(2) ADDRESS 653 20'1/2 rd GJ

TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) TELEPHONE 234-6800

**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

Side 15' from PL, Rear 30' from PL (S. Comp)

Permanent Foundation Required: YES  NO

Maximum Height 35' Parking Req'mt 2

per bldg envelope "A" Special Conditions Eng. foundation req'd

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_  
ACCO approval req'd

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).

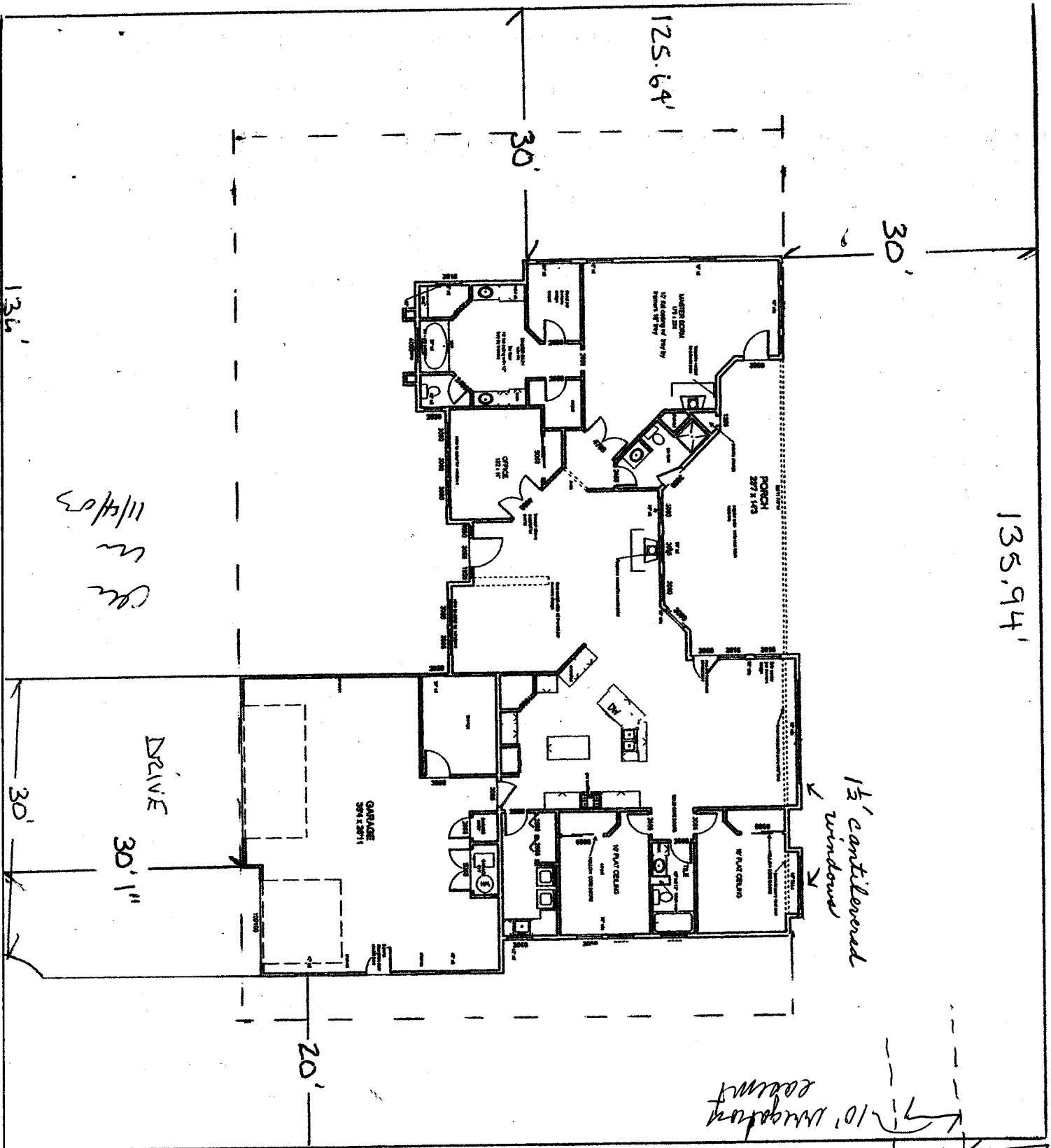
Applicant Signature [Signature] Date 11-7-03

Department Approval [Signature] Date 11-7-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16720</u>
Utility Accounting	<u>[Signature]</u>		Date <u>11/7/03</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)



to Camp

ACCEPTED *RP* 11-7-03  
 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.

Verify  
 125.57

10' irregular room  
 14' multi purpose room  
 Lot 2  
 BLK 3