

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

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

BLDG PERMIT NO. 88043



Your Bridge to a Better Community

BLDG ADDRESS 2201 Desert Varnish SQ. FT. OF PROPOSED BLDGS/ADDITION ~~2375~~ 2044
 TAX SCHEDULE NO. 2945-192-10-014 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED ~~2375~~ 2044
 FILING 2 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
ACCI2000 NO. OF BUILDINGS ON PARCEL
 (1) OWNER Advanced Construction Contractors, Inc Before: 0 After: 1 this Construction
 (1) ADDRESS PO Box 511 Clifton USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 970-434-7808 DESCRIPTION OF WORK & INTENDED USE Single Family Dwelling
 (2) APPLICANT Chris Williams, ACCI2000 TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 511 Clifton Site Built Manufactured Home (UBC)
 (2) TELEPHONE 970-418-3000 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 3090
 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 CCO approval Req'd
 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 [Signature] Date _____
 Department Approval [Signature] Date 2/7/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>2/7/03</u>

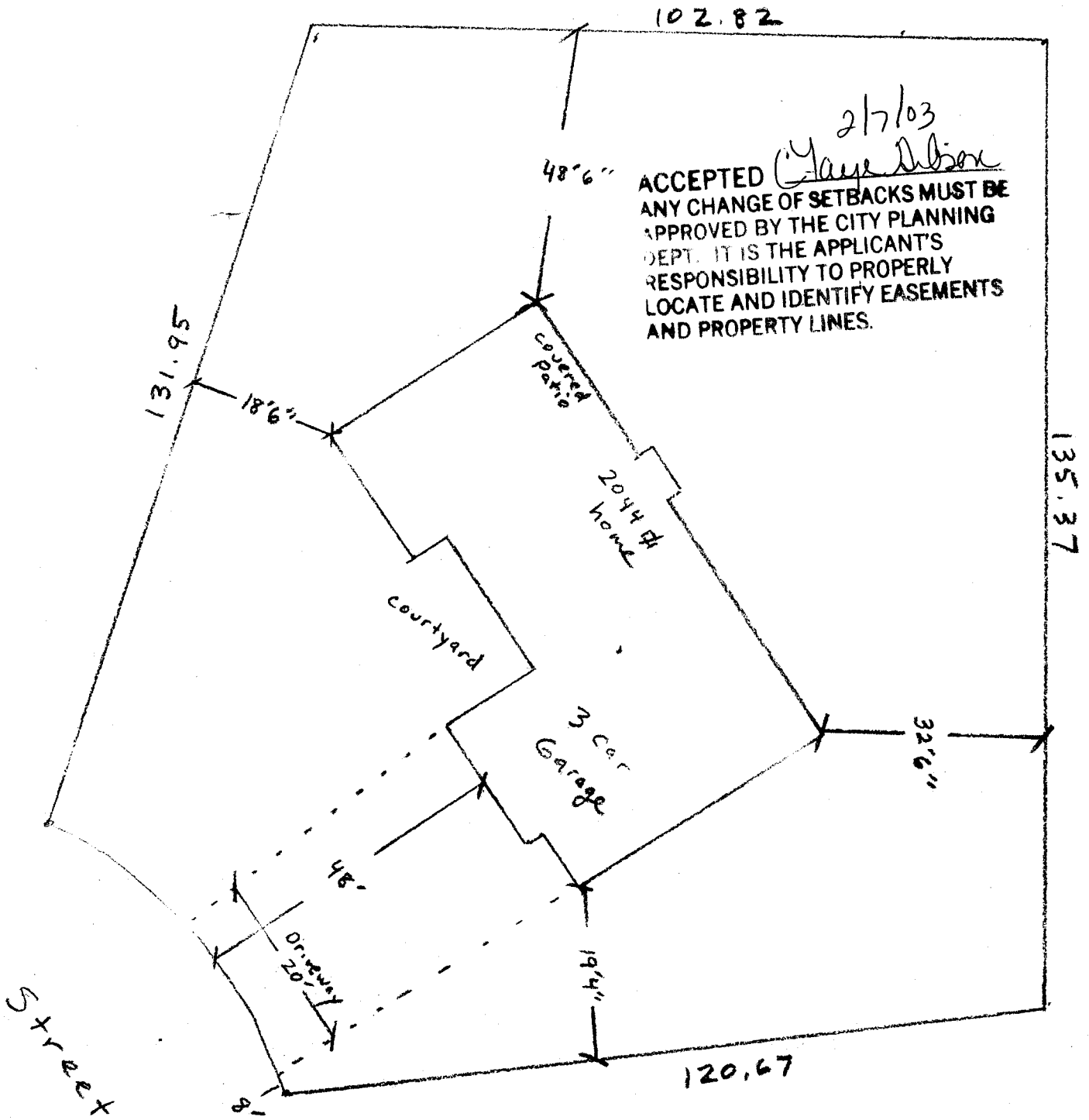
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Canyon Rim

File 2 Blk. 1 Lot 7

2201 Desert Varnish Ct.



OK
OK
2/6/03