

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

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

BLDG PERMIT NO. 871297



Your Bridge to a Better Community

BLDG ADDRESS 2205 Desert Varnish Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2577
 TAX SCHEDULE NO. 2945-192-10-012 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2577
 FILING 2 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DAVID BEGG NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2141 Redcliff Cir USE OF EXISTING BUILDINGS New Res
G.J. CO 81503
 (1) TELEPHONE 234-2222 DESCRIPTION OF WORK & INTENDED USE New Res
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ 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 X 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 Acco Required
 CENSUS 1411 TRAFFIC 63 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 1-3-03
 Department Approval Gayleen Henderson Date 1-7-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15609</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/7/03</u>		

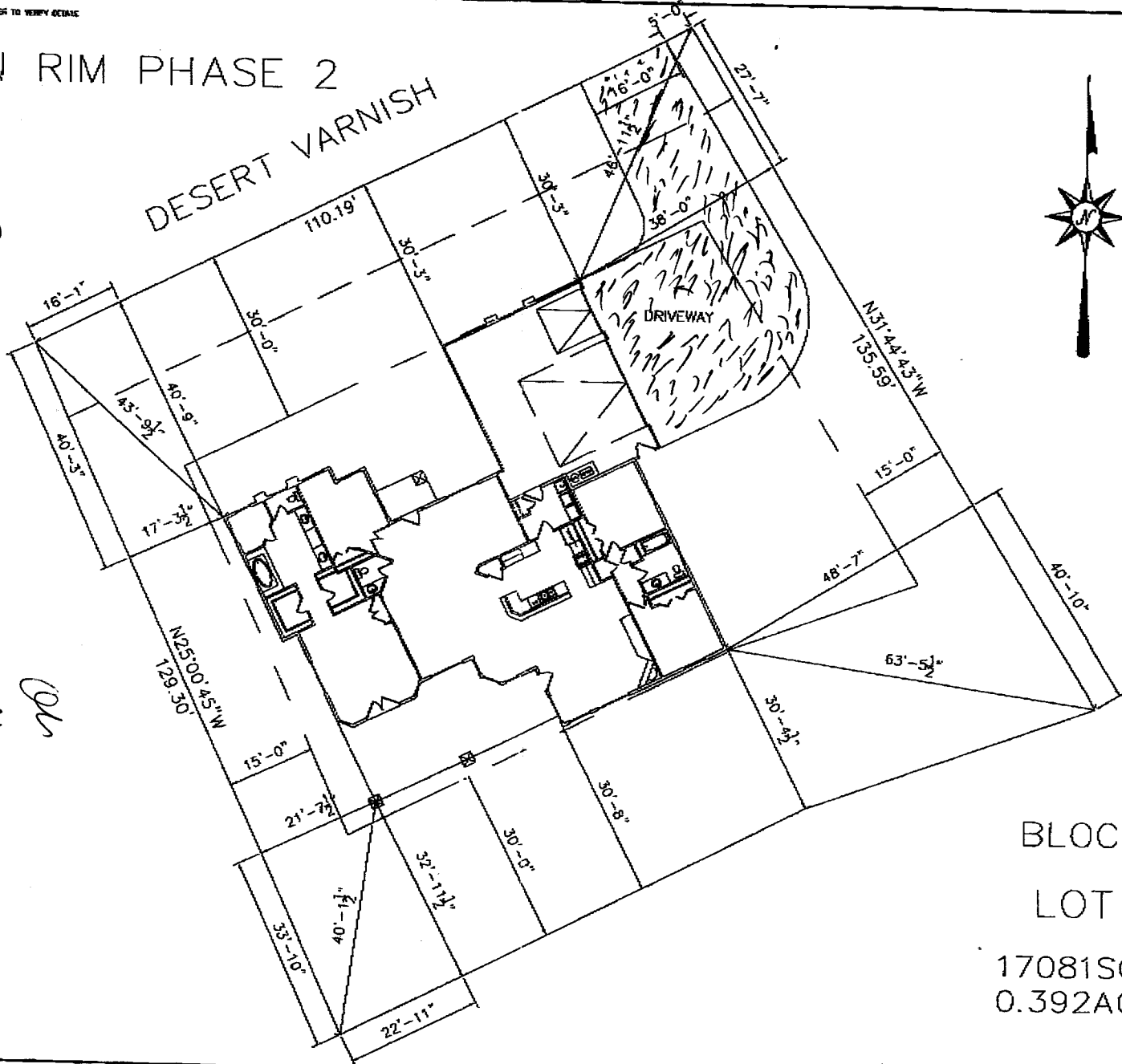
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

NOTED
IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS
AND DIMENSIONS PRIOR TO CONSTRUCTION.

CANYON RIM PHASE 2 DESERT VARNISH

1-7-03
ACCEPTED
Stephan 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.

OK
WR
1/3/03



BLOCK 1
LOT 5
17081 SQ FT
0.392 ACRES