

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

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

A  
 BLDG PERMIT NO. 89616



BLDG ADDRESS 2204 Outcrop Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 3432  
 TAX SCHEDULE NO. 2945-192-10-021 SQ. FT. OF EXISTING BLDGS —  
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 3432  
 FILING 2 BLK 1 LOT 14 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER CANYON Vista Custom Homes NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 2805 NORTHSTAR DR USE OF EXISTING BUILDINGS —  
 (1) TELEPHONE 255-8499 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT John Bennett TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2805 NORTHSTAR DR  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 234-0808  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 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 Engineered Foundation  
ALCO approval Required 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).

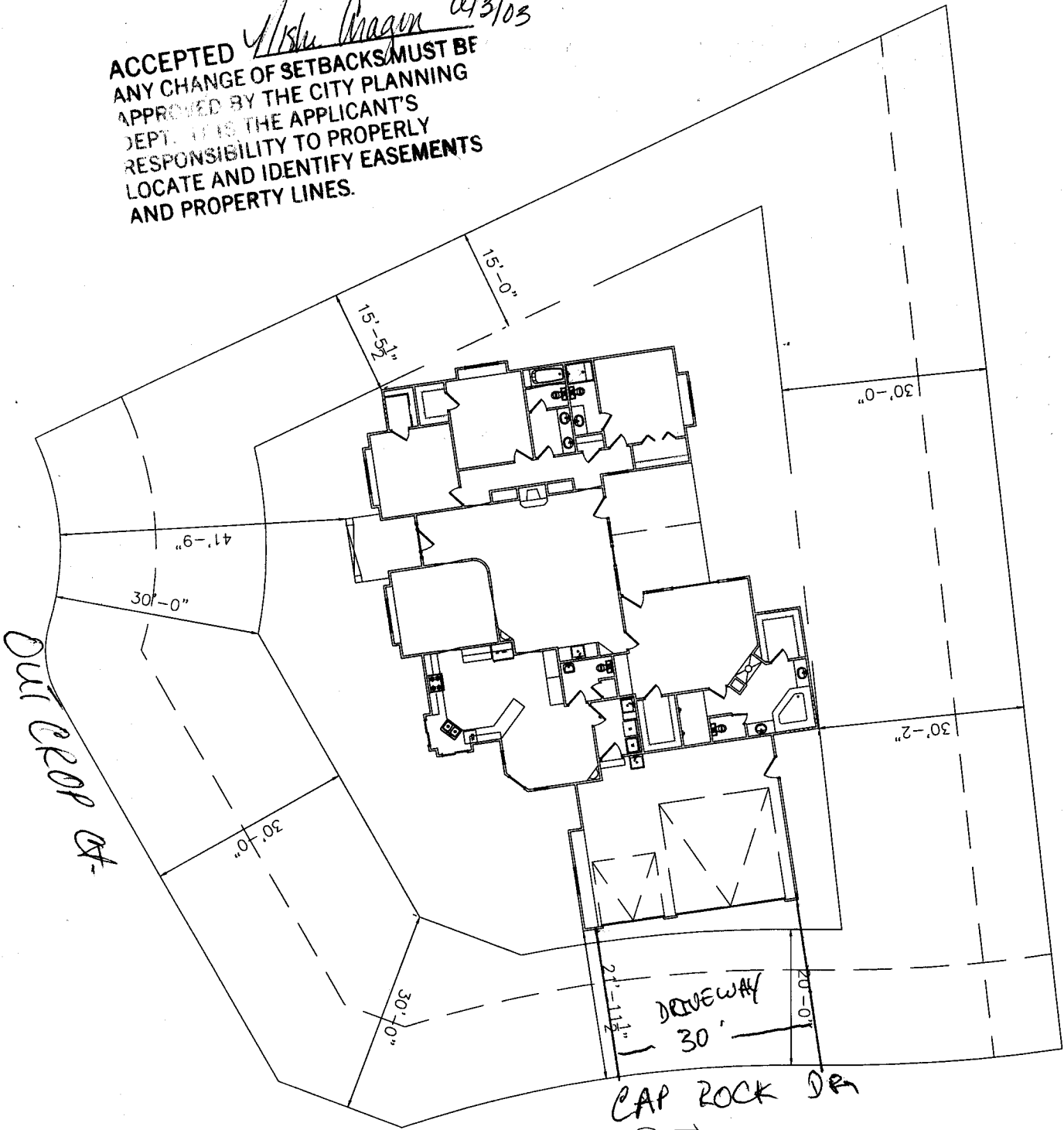
Applicant Signature John Bennett Date 5-20-05  
 Department Approval J. V. Visher Date 6/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6136</u>
Utility Accounting <u>D. Vanover</u>	Date <u>6/3/03</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)

ACCEPTED *W/str. Prognosis* 4/3/03  
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.



*all  
CU  
5/20/03*

*CAP ROCK DR  
BLOCK 1  
LOT 14  
17038 SQ FT  
0.391 ACRES*