

FEE \$ 10.00
 TCP \$ 1,000
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 341 Canyon Rim Ct.
 Parcel No. 2945-192-18-011
 Subdivision Canyon Rim
 Filing 1 Block 2 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3120
 Sq. Ft. of Lot / Parcel 17,072
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5,000

OWNER INFORMATION:

Name Dennis & Cathy Fay
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Chris Kendrick Const.
 Address 231 W Fallen Rock Rd
 City / State / Zip Grand Jct. Co. 81503
 Telephone 245-8987

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RSF-2</u> | Maximum coverage of lot by structures <u>30%</u> | | |
| SETBACKS: Front <u>20'</u> from property line (PL) | Permanent Foundation Required: YES <u>X</u> NO _____ | | |
| Side <u>15'</u> from PL Rear <u>30'</u> from PL | Parking Requirement <u>2</u> | | |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions <u>Acco approval required</u> | | |
| Voting District <u>A</u> | Driveway Location Approval <u>WA</u> (Engineer's Initials) | <u>Approval Letter from Lic Eng required</u> | |

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 _____ Date 11-12-2004

Department Approval NA Gayleen Henderson Date 11-23-04

| | |
|--|----------------------|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> | W/O No. <u>17741</u> |
| Utility Accounting <u>Overhaul</u> | Date <u>11/23/04</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

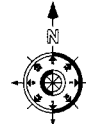
NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

11-23-04 Gayleen Anderson
ACCEPTED
 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.

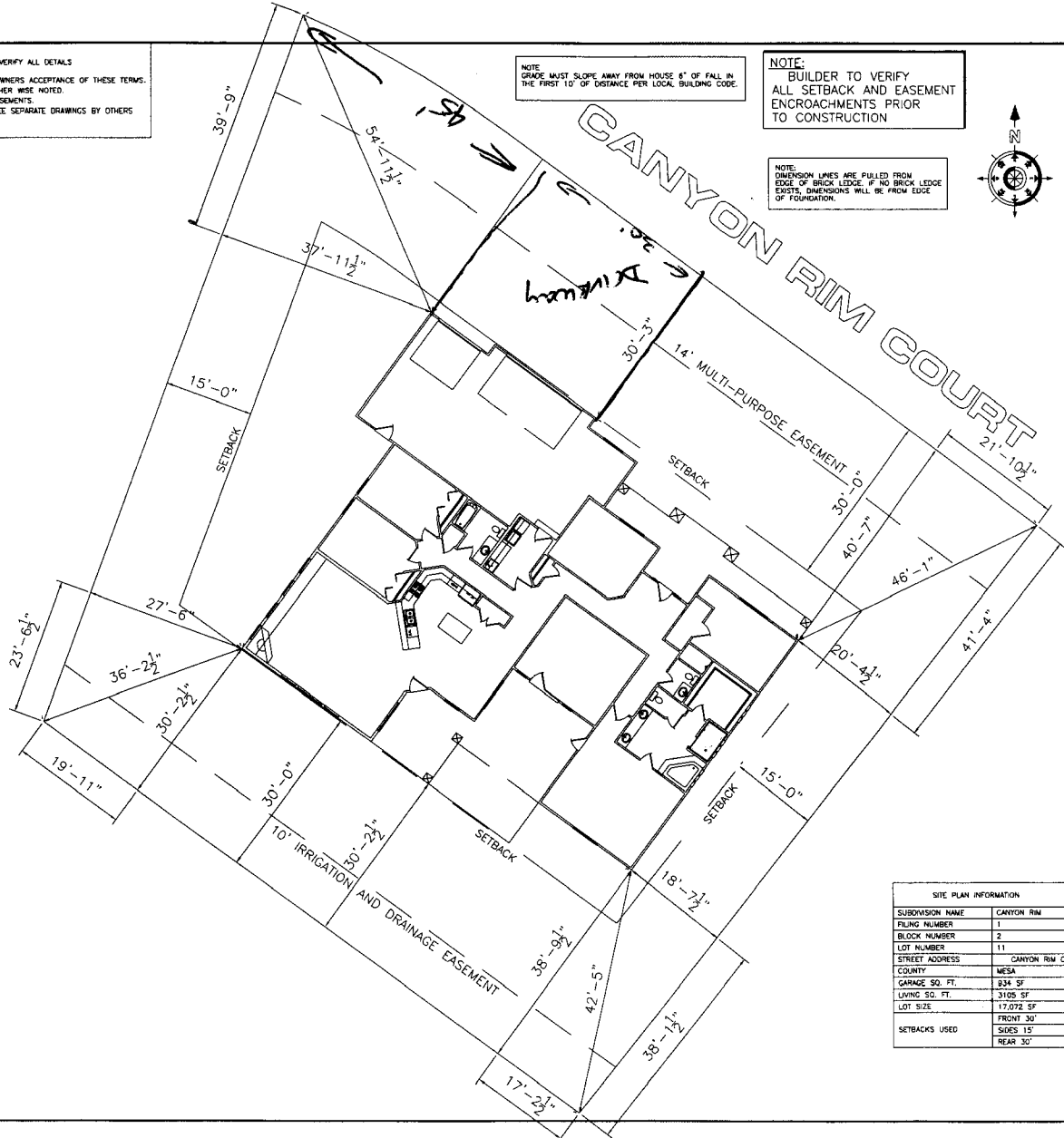
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE, IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.



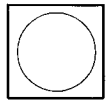
*Drawn
 on 11/12/04*



| SITE PLAN INFORMATION | |
|-----------------------|------------------------------------|
| SUBDIVISION NAME | CANYON RIM |
| FILING NUMBER | 1 |
| BLOCK NUMBER | 2 |
| LOT NUMBER | 11 |
| STREET ADDRESS | CANYON RIM COURT |
| COUNTY | MESA |
| GARAGE SQ. FT. | 834 SF |
| LIVING SQ. FT. | 3105 SF |
| LOT SIZE | 11,072 SF |
| SETBACKS USED | FRONT 30' SIDES 15' REAR 30' |

| REVISIONS | |
|-----------|--|
| A | |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |
| H | |

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CUSTOM HOMES BY
TRIBACK
 CONSTRUCTION
 GRAND JUNCTION, CO 81502-1840

THE FAY RESIDENCE
 SITE PLAN

Drawn BY
 AUTODRAFT
 FILE NAME
 9-9-04
 25012

SHEET
SHEET 4

SCALE: 1" = 30'-0"