

FEE \$	10.00
TCP \$	P
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2216 Canyon Rim Dr
 Parcel No. 2945 - 192 - 26 - 002
 Subdivision Canyon Rim
 Filing 4 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel 17,038 sq ft
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3000 sq ft

OWNER INFORMATION:

Name Bennett Construction
 Address 687 Curcanti Circle
 City / State / Zip Grand Jct. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Bennett
 Address 2805 NORTHSTAR DR
 City / State / Zip Grand Jct. CO 81506
 Telephone 234-0808

***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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 Req'd</u>		
Voting District <u>"A"</u>	Driveway Location Approval <u>MB</u> <small>(Engineer's Initials)</small>	<u>Req'd from licensed Eng. Req'd</u>	
		<u>Expiration 6-30-05</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).

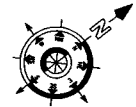
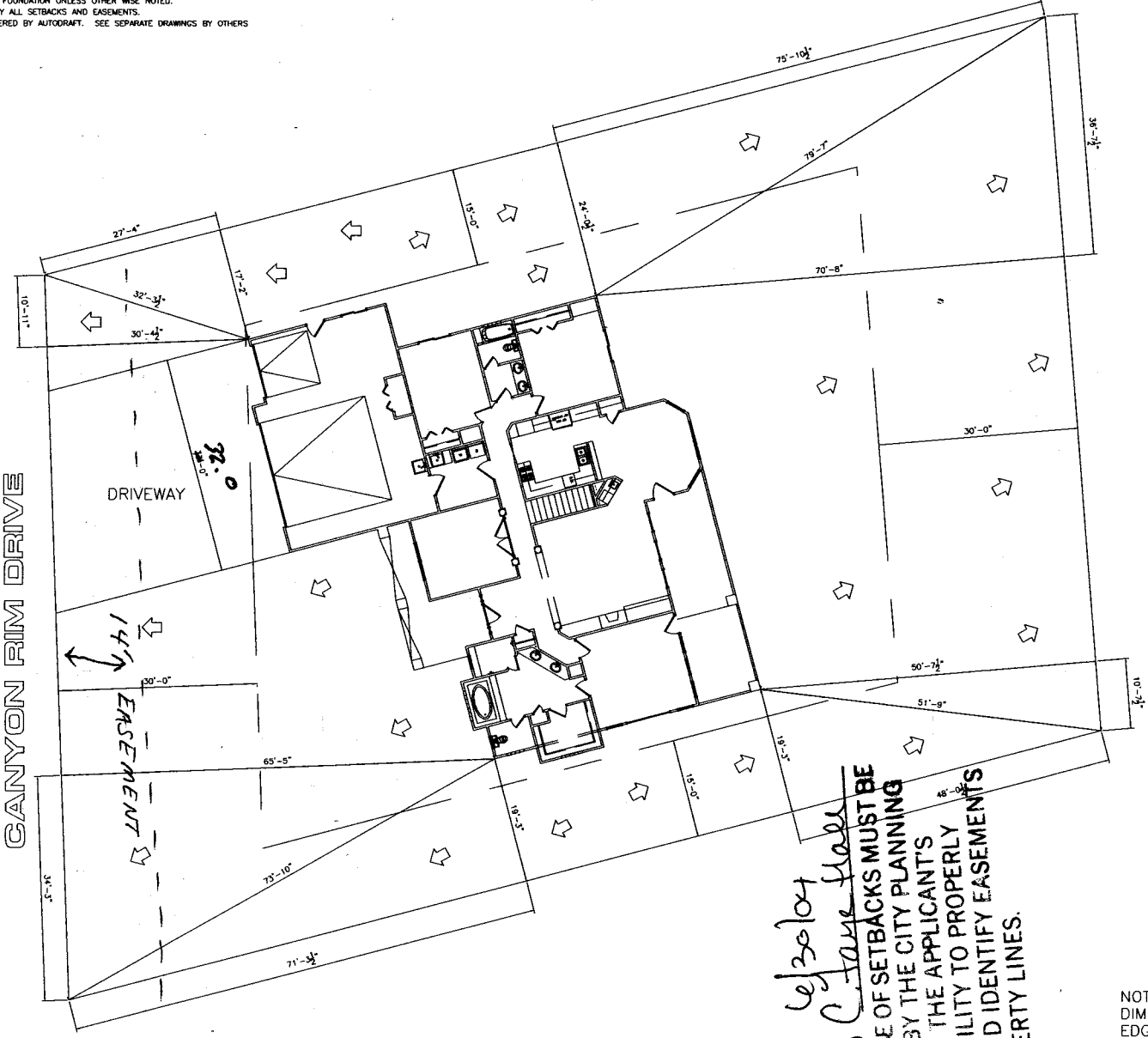
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John Bennett Date 6-21-04
 Department Approval DK Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17391</u>
Utility Accounting <u>Wellsberry</u>	Date <u>6/30/04</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)

ABILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS PRIOR TO CONSTRUCTION. THIS DRAWING CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS. THIS DRAWING IS TO BE USED TO THE EDGE OF FOUNDATION UNLESS OTHERWISE NOTED. THE USER IS RESPONSIBLE TO VERIFY ALL SETBACKS AND EASEMENTS. THIS DRAWING HAS BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR DETAILS AND DATA.



↖ = DRAINAGE

bw
w
6/22/04

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM - FILING 4
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	2216 CANYON RIM DR.
COUNTY	MESA
HOUSE LIVING SQ. FT.	2551
LOT SIZE	17,038 SF
SETBACKS USED	FRONT 30' SIDES 15' REAR 30'

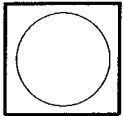
NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

6/23/04
C. J. Clark
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.

SCALE: 1/8" = 1'-0"

REVISIONS	
A	
B	
C	
D	
E	
F	
G	
H	

AUTODRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782



BENNETT CONSTRUCTION
2216 CANYON RIM DRIVE SITE PLAN

DRAWN BY
AUTODRAFT
PREPARED
DATE
2-18-04
SCALE
1/8" = 1'-0"
SHEET
SHEET 4