

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2217 Canyon Rim Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 2550

TAX SCHEDULE NO. 2945-192-24-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2550

FILING 4 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER DAVID BARK NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 214 Redcliff Cvr USE OF EXISTING BUILDINGS Vac Lot
81503

(1) TELEPHONE 234-2222 DESCRIPTION OF WORK & INTENDED USE New Res

(2) APPLICANT Same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS _____

(2) TELEPHONE _____

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 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 Foundation design
"A" by Licensed Engineer
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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 3-22-04

Department Approval [Signature] Date 3/25/04

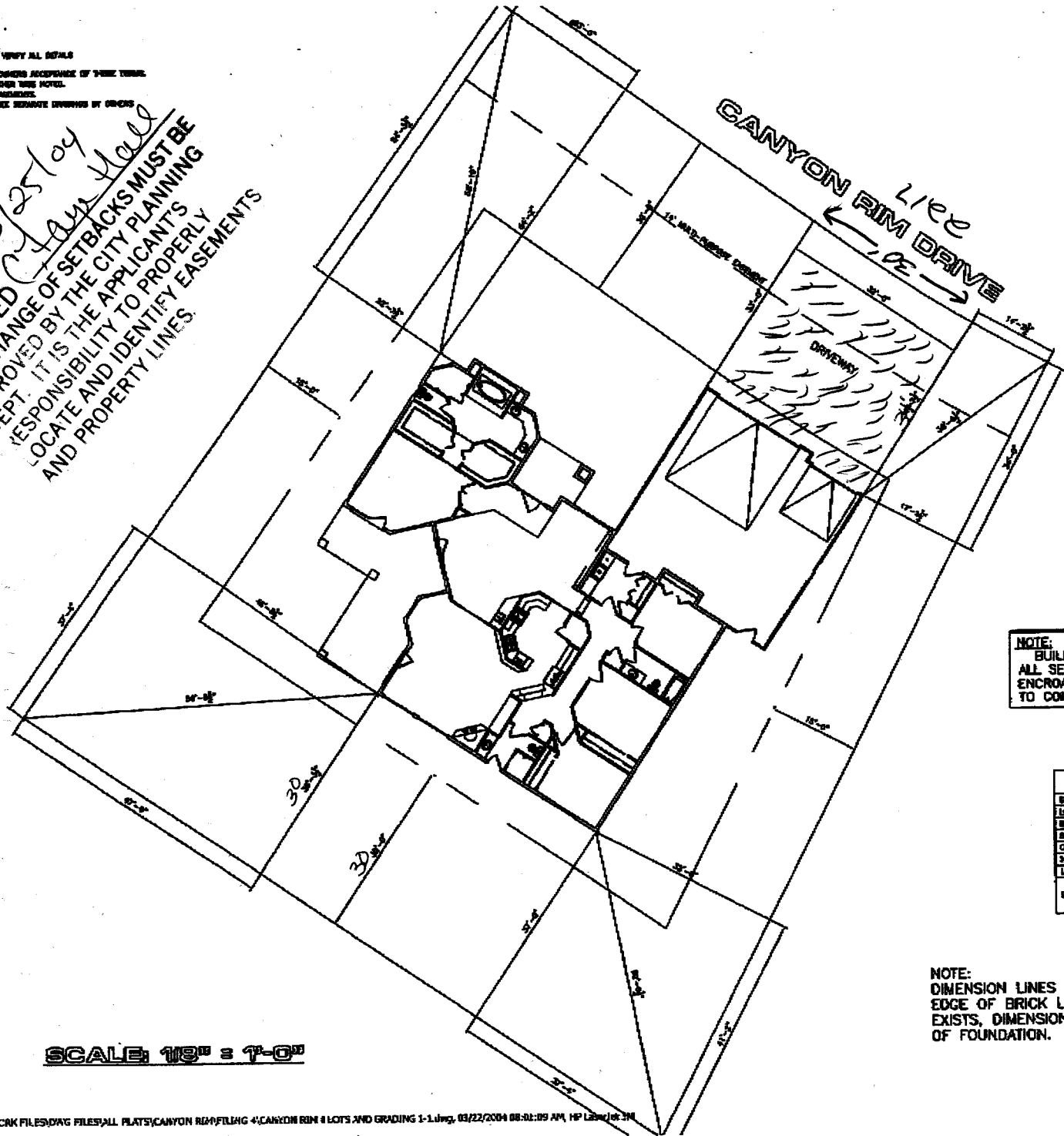
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7111</u>
Utility Accounting	<u>Kattelsberry</u>	Date	<u>3/25/04</u>

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)

SEE SHEETS BY OTHER TO VERIFY ALL DETAILS
 2. SEE BUILDER AND OR LOCAL OFFICE APPROVALS OF THESE TERMS
 3. SEE FOUNDATION WALLS OTHER THAN THIS HOTEL
 4. VERIFY ALL SETBACKS AND EASEMENTS
 5. PROVIDED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS

3/25/04
 ACCEPTED BY City Hall
 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"

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM - PHASE 2
LOT NUMBER	13
BLOCK NUMBER	1
STREET ADDRESS	2217 CANYON RIM DR.
COUNTY	LAKEA
SACRED LANDS REG. NO.	2001
LOT SIZE	17,007 SF
SETBACKS USED	FRONT 30' SIDE 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.

REVISIONS	
NO.	DESCRIPTION



B & B CUSTOM HOMES
 PLAN FOR BARRINGTON 457

DATE OF
 2-18-04
 1/8" = 1'-0"
 SHEET 4

OK
 CW
 3/18/04