

FEE \$ 10.00
 TCP \$ 1000.00
 SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

#1302.00

Building Address 2219 Canyon Rim Dr.

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2945-192-24-004

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2500

Subdivision Canyon Rim

Sq. Ft. of Lot / Parcel 17,000

Filing 4 Block 1 Lot 4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300

OWNER INFORMATION:

Name DAVID BAGO

DESCRIPTION OF WORK & INTENDED USE:

Address 2141 Redcliff Cir

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

City / State / Zip Grand Jct, CO 81503

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Same

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

Address _____

City / State / Zip _____

NOTES: _____

Telephone 234-2222

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>CC</u> (Engineer's Initials)	<u>Ltr from lic eng. req'd</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 [Signature] Date 11-2-04

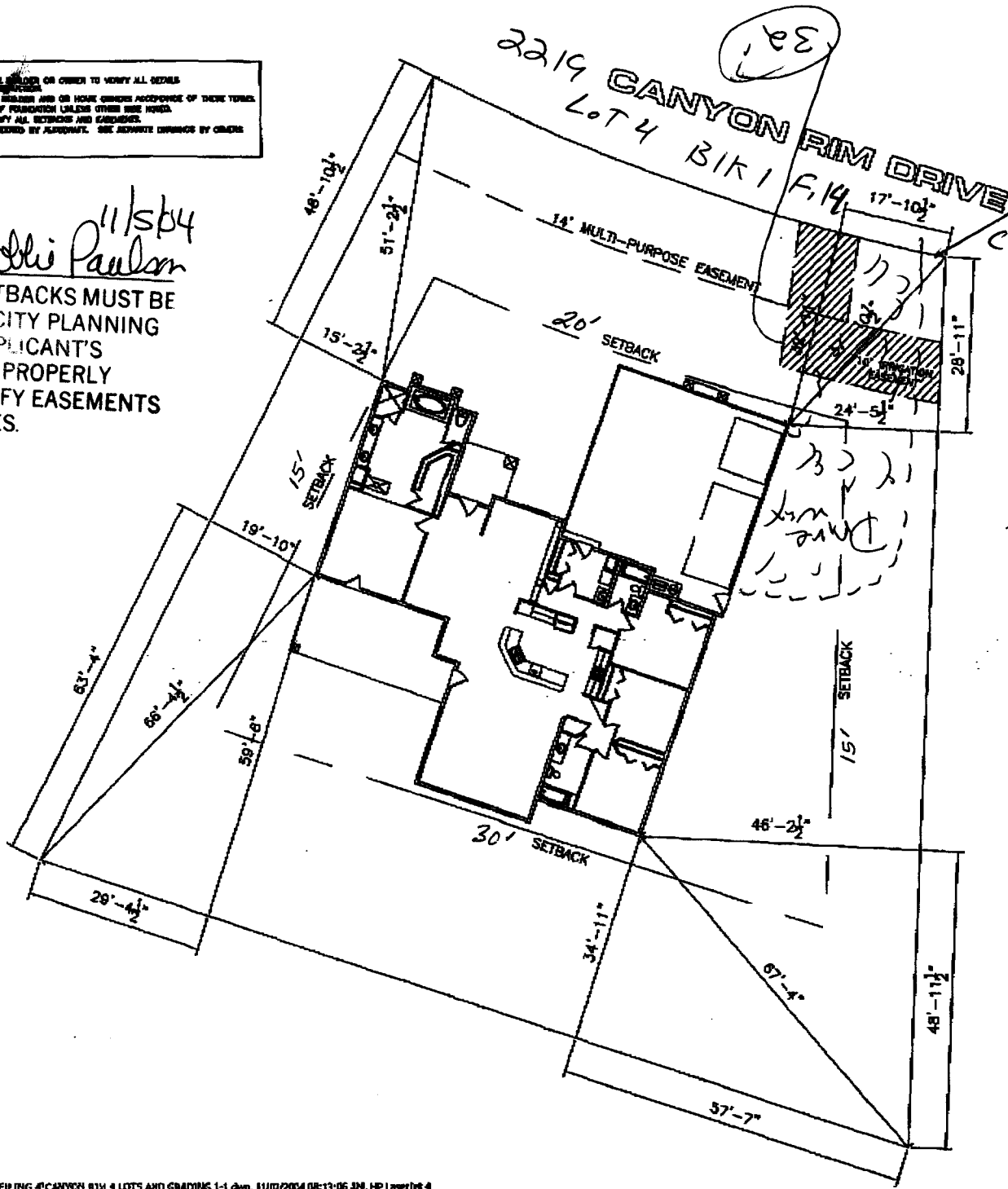
Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>17708</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/5/04</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 RECORDS AND CONDITIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES ACCEPTANCE AND OR HOW CHANGES ACCORDING TO THESE TERMS.
 3. ALL CHANGES ARE TO BE MADE BY FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY ANYONE. SEE SEPARATE DRAWINGS BY OTHER FOR ENGINEERING DATA.

11/5/04
 ACCEPTED Bobbi Paulson
 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.



drive over lot 11/3/04

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEGS. IF AN BRICK LEGS EXIST, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 1" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

SITE PLAN INFORMATION

DESCRIPTION	AMOUNT
PERMITS	0
LOT NUMBER	4
PLAT NUMBER	1
OWNER ADDRESS	2219 CANYON RIM DRIVE
CITY	LENS
LOT AREA	0.281 ACRES
REVISIONS	ISSUED BY: [blank] REVISION NO: [blank]