

FEE \$	10.00
TCP \$	None
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 358 Caprock DR SQ. FT. OF PROPOSED BLDGS/ADDITION 3847

TAX SCHEDULE NO. 2945-192-19-006 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION CANYON RIM TOTAL SQ. FT. OF EXISTING & PROPOSED 3847

FILING 2 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 687 Curcanti Circle USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 241-0795 DESCRIPTION OF WORK & INTENDED USE NEW HOME

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

(2) ADDRESS 2805 NOCTHSTAR DR

(2) TELEPHONE 234-0808

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)
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL

Permanent Foundation Required: YES NO _____

Maximum Height 35'

Parking Req'mt 2 (~~Site Dept needs to provide this~~)

Special Conditions ACCD Approval required

CENSUS A TRAFFIC _____ ANNEX# _____

Approval from Lic eng required.

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 3-3-04

Department Approval NA Daylen Henderson Date 3-11-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>1 noted</u>
Utility Accounting <u>OM Cole</u>	Date <u>3/11/04</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)

THE BUILDER OR OWNER TO VERIFY DETAILS
CONSTRUCTION.

CANYON RIM

FILLING 2

BLOCK 2

LOT 6

17123SQ FT
0.393ACRES

NOTE:

BUILDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION

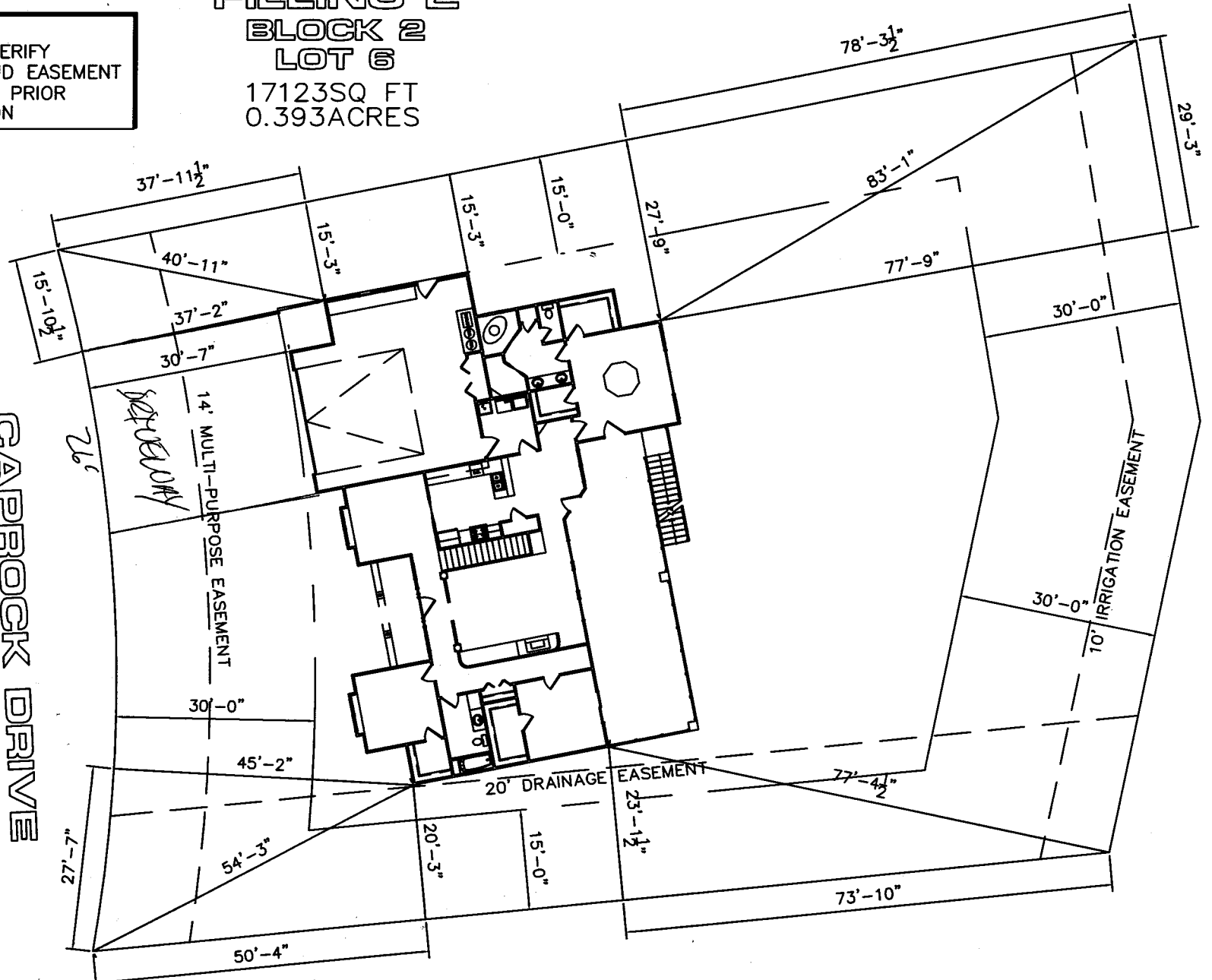
3-11-04
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

Barbara Henderson
pw

3/3/04



CAPPROCK DRIVE



3111
136
3/11/04