

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

Building Address 366 CANYON RIM
Parcel No. 2945-192-19-003
Subdivision CANYON RIM
Filing 2 Block 2 Lot 3

No. of Existing Bldgs 0 Proposed 1
Sq. Ft. of Existing Bldgs 0 Proposed 2973/19 900
Sq. Ft. of Lot / Parcel 18755
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 5350 #

OWNER INFORMATION:

Name JEFFREY A KELLEY (MANAGER)
Address 186 1/2 GLORY VIEW DR.
City / State / Zip GRAND DJT COLO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name COLORADO HOMES BLDG & DESIGN LLC
Address 186 1/2 GLORY VIEW DR.
City / State / Zip GRAND DJT COLO 81503
Telephone 970-242-2968

***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>Engineered foundation required</u>
Voting District <u>A</u> Driveway Location Approval _____ (Engineer's Initials)	

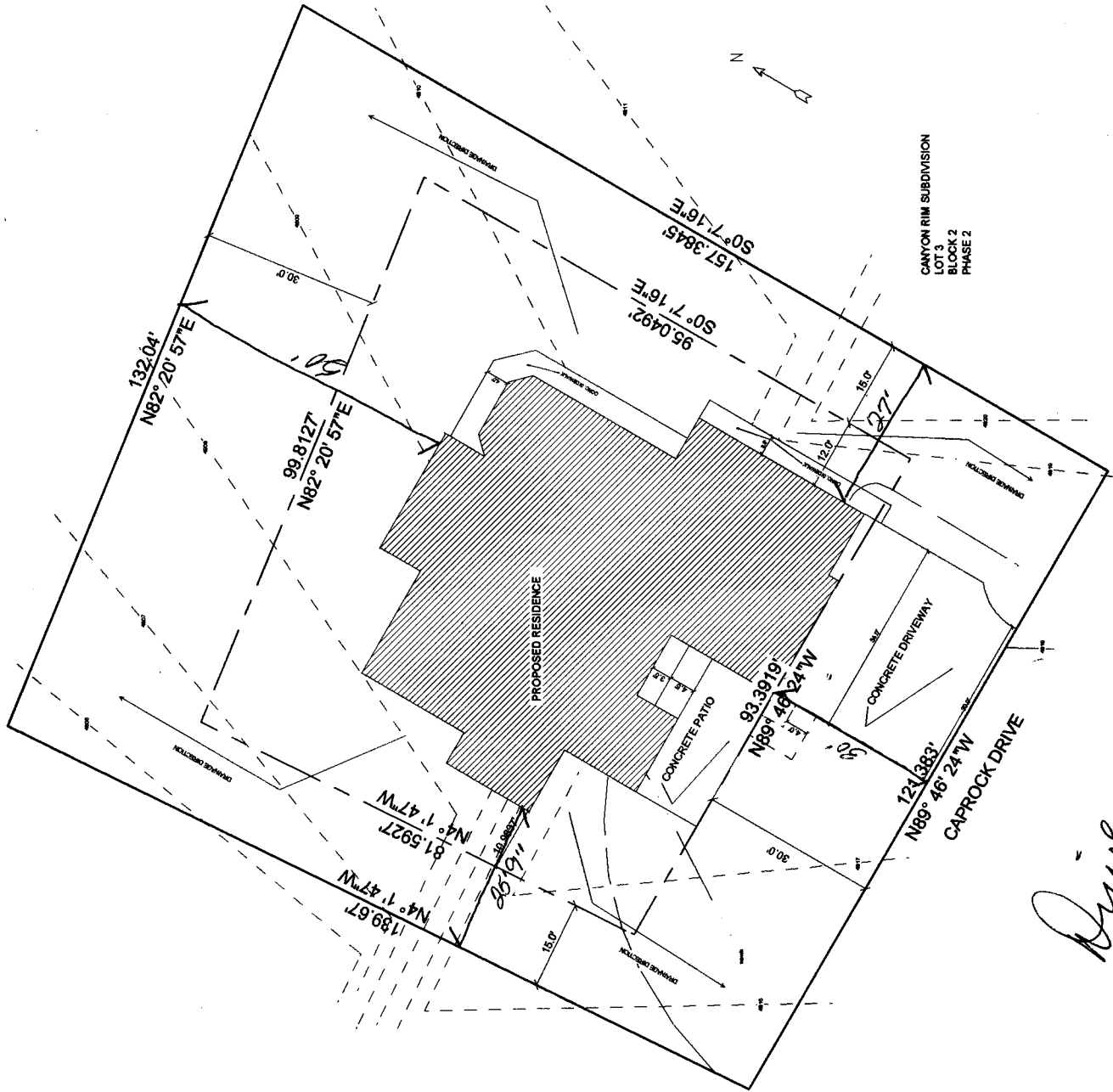
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 <u>Jeffrey A Kelley</u>	Date <u>12-23-03</u>
Department Approval <u>Faye Hall</u>	Date <u>1/20/04</u>
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>16957</u>	
Utility Accounting <u>D. Rowles</u>	Date <u>1-20-04</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)

1/20/04
 ACCEPTED Clay 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.



*Drive OK
 Paul Davis
 12-24-03*