

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 383 Caprock Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2250

TAX SCHEDULE NO. 2445-192-22-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2250

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

(1) OWNER Accy 2000 NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 511 - 81520 USE OF EXISTING BUILDINGS Residence ↓

(1) TELEPHONE 434-7808 DESCRIPTION OF WORK & INTENDED USE _____

(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 X 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 Engineered Foundation Required

A CENSUS _____ TRAFFIC _____ ANN# _____

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 S Williams Date 2-13-04

Department Approval Gayleen Henderson Date 2-19-04

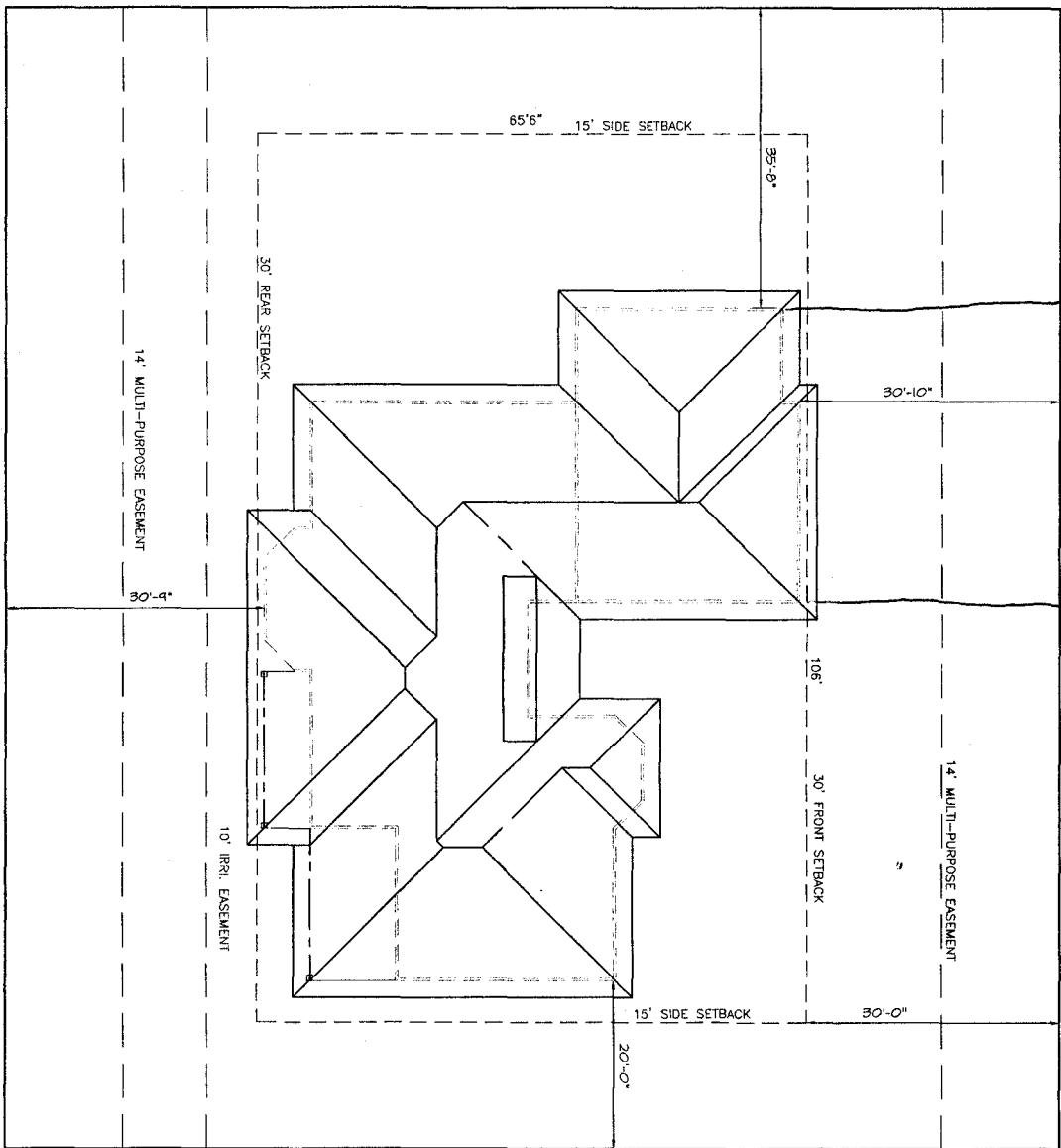
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>7021</u>
Utility Accounting <u>Katelsberg</u>	Date <u>2/19/04</u>		

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)

2/14/04
m
oe

SITE PLAN
SCALE: 1" = 10'



Hammond - 03

CAPROCK COURT

2-19-04
ACCEPTED *Gayle Henderson*
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.

ACCI
383 CAPROCK COURT
GRAND JUNCTION, CO



INTERMOUNTAIN
DRAFTING SERVICES
606 ENTRADA ST. GRAND JUNCTION, CO
970-245-2071 970-261-7265

ACCI
SITE PLAN
REVISIONS
4 08/26/03
3
2
1
0
1
2

DRAWN BY: DP
DATE: 10/09/03
SCALE: 1/8" = 1'-0"
ACCI
SITE PLAN
SHEET NO. 4