

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 396 Caprock Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 2700

TAX SCHEDULE NO. 2945-192-23-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2700

FILING 3 BLK 4 LOT 3

(1) OWNER Terry Bleed & Gail Turcotte NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) ADDRESS 736 Corral Dr GJ, CO NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) TELEPHONE 243 8365 USE OF EXISTING BUILDINGS NO

(2) APPLICANT ACCI 2000 - Advanced Const Contractors, Inc DESCRIPTION OF WORK & INTENDED USE Single Family Dwelling

(2) ADDRESS PO Box 511 Clifton, CO TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 970-434-7808

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't 2 ACCO approval req'd

Maximum Height 35' Special Conditions Eng. foundation req'd

"A"

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 Chris Wilkin Date 1-16-04

Department Approval Dayleen Henderson Date 1-16-04

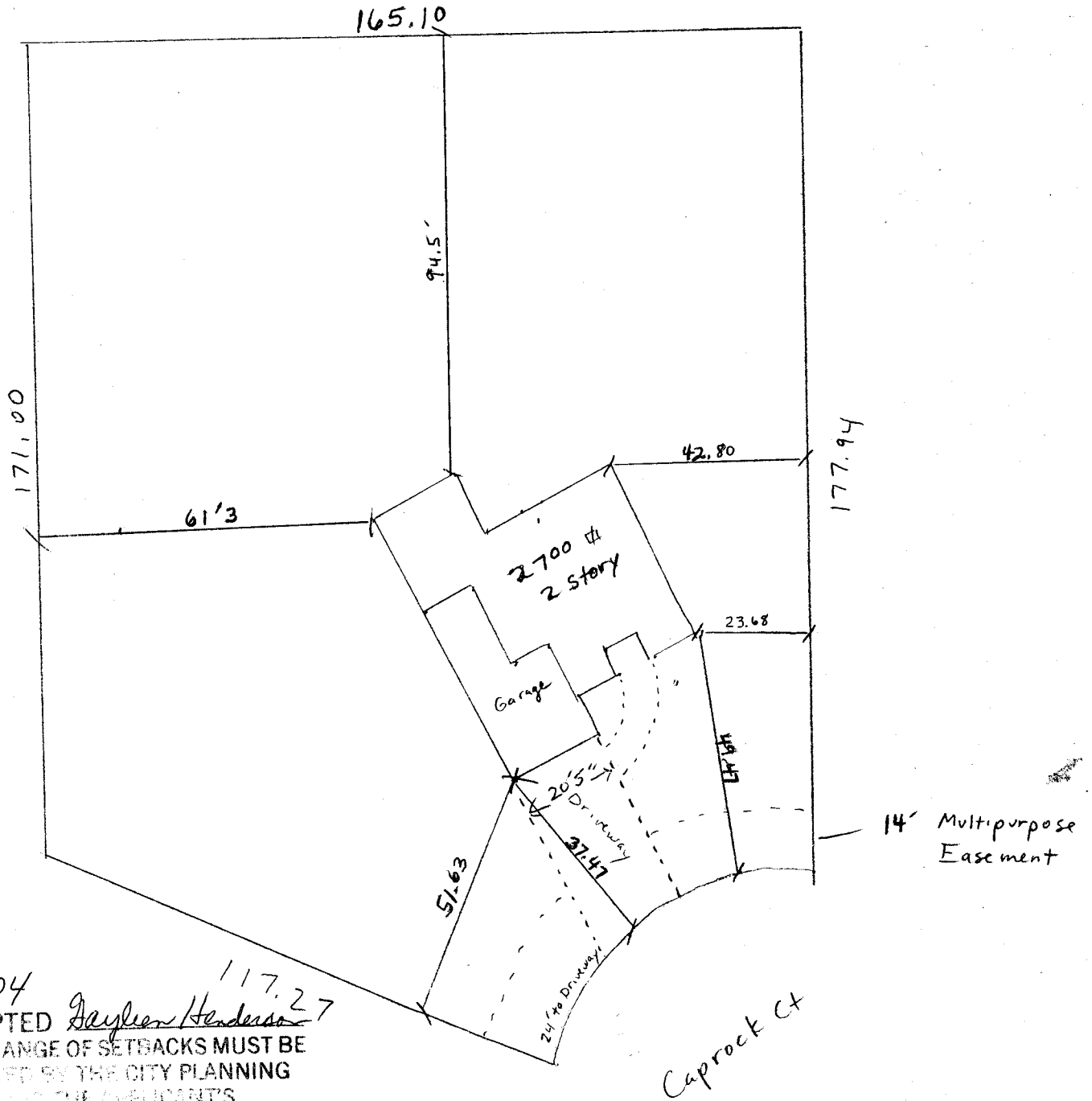
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>16954</u>
Utility Accounting <u>[Signature]</u>	Date <u>1-16-04</u>		

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)

Canyon R.m - 396 Caprock Ct

F.13 B4 L3



1-16-04
ACCEPTED *Gayle Henderson* 117.27
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. AND THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

gh
ch
1/14/04

Setbacks
20' Front/Rear 30'
Side 15'