

FEE \$	10.00
TCP \$	1,500
SIF \$	292.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2244 Rimrock
 Parcel No. 2945-302-09-007
 Subdivision Monument Valley
 Filing 5 Block 3 Lot 1

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 2615
 Sq. Ft. of Lot / Parcel 42,333
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3,900

OWNER INFORMATION:

Name Mr. / Mrs James Goldsmith
 Address _____
 City / State / Zip _____

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Chris Kendrick Construction
 Address 231 W. Fallen Rock Rd
 City / State / Zip Grand Jct. Co 81503
 Telephone 245-8987

***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 DEVELOPEMENT DEPARTMENT STAFF	
ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>40'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>35'</u> from PL Rear <u>35'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) _____	Special Conditions _____
Voting District <u>A</u> Driveway Location Approval <u>UV</u> (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).

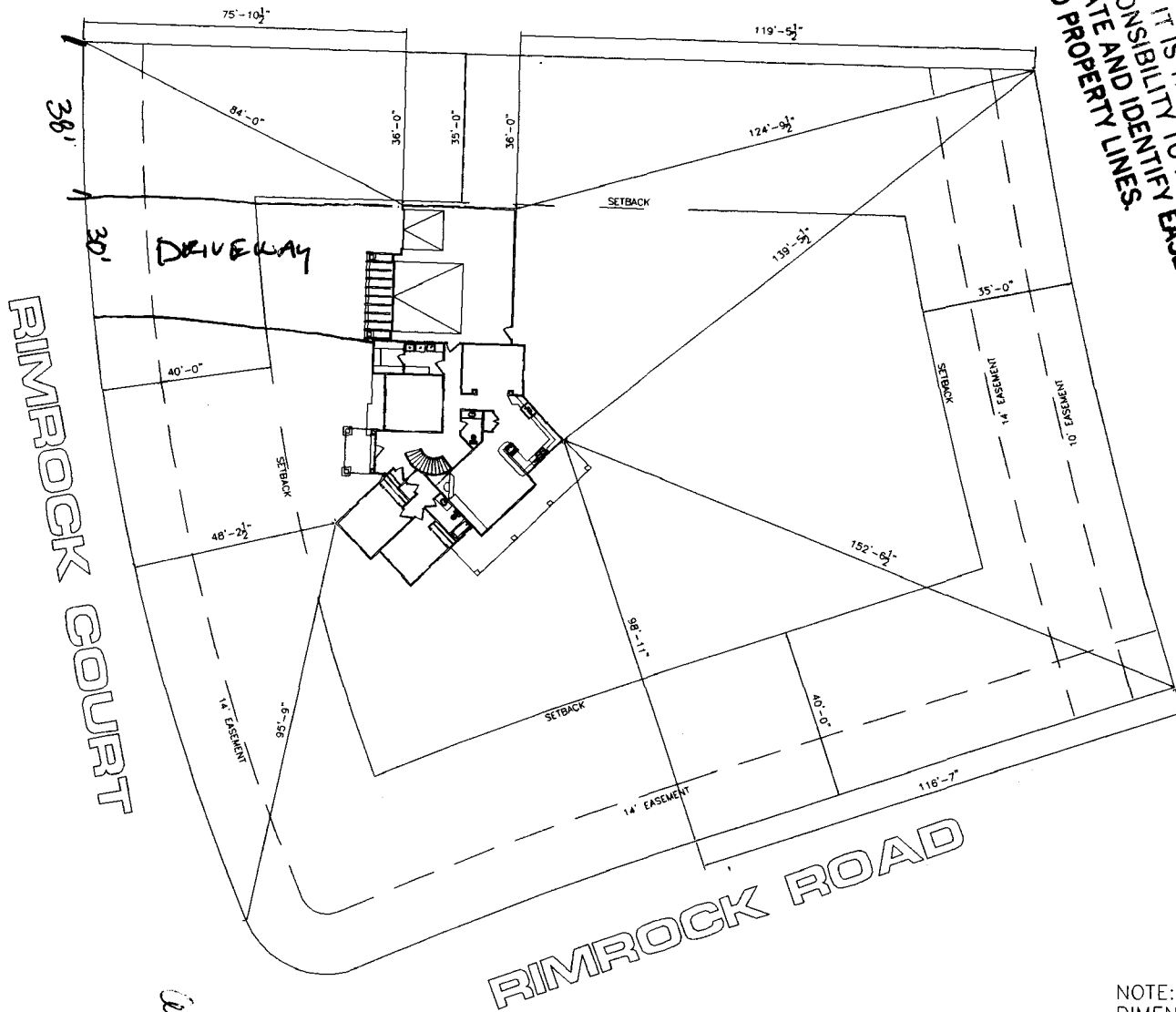
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 9/3/04

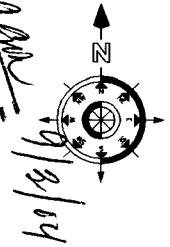
Department Approval NA _____ Date 9/3/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17586</u>
Utility Accounting <u>NO</u>	Date <u>9/3/04</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)



ACCEPTED SETBACKS WILL BE ANY CHANGE OF THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO IDENTIFY AND PROPERTY LINES.



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

SITE PLAN INFORMATION	
SUBDIVISION NAME	MONUMENT VALLEY FIL 5
LOT NUMBER	7
BLOCK NUMBER	3
STREET ADDRESS	2242 RIMROCK ROAD
COUNTY	MESA
HOUSE SQ. FT.	2615 SF
LOT SIZE	42333.97(SQ. FT.) .97 ACRES
SETBACKS USED	FRONT 40' SIDES 35' REAR 35'

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SCALE: 1/16" = 1'-0"

Autodesk



THE GOLDSMITH

CUSTOM HOMES BY
Chris

DRAW
AUTO
FILE
04
5-4
80
1/16" =
5/8
SHE

8/2/04
W
CW