

FEE \$ 10.00
 TCP \$ ~~1000.00~~
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 342 Serpents Tr.
 Parcel No. 2945-193-18-001
 Subdivision Canyon Rim
 Filing 1 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3700
 Sq. Ft. of Lot / Parcel 27,878 .64 Ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name DAVID BAWB
 Address 2141 Redcliff Cir
 City / State / Zip G. J. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone 234-2222

***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 RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions ACCO Required
 Voting District A Driveway Location Approval UM
 (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).

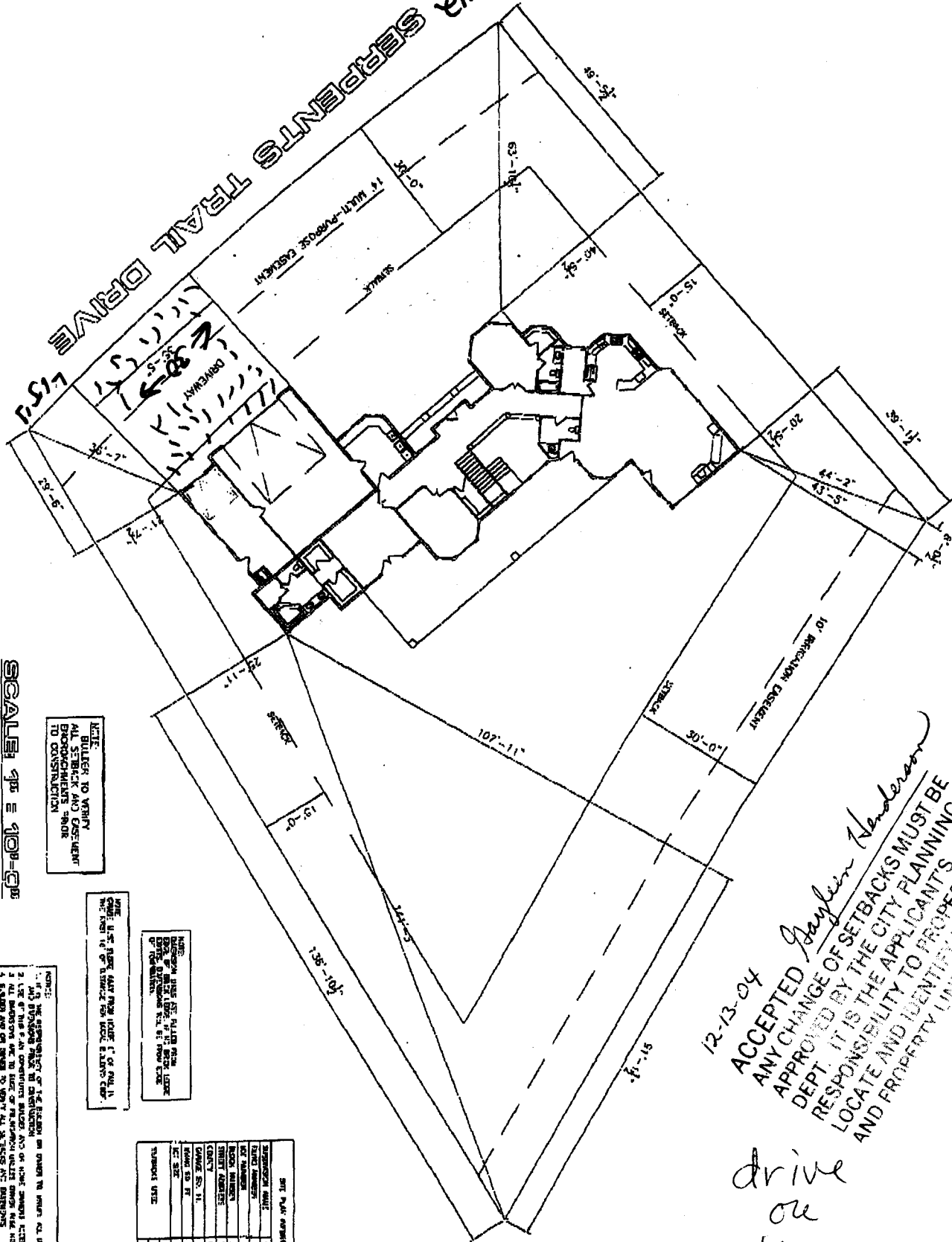
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 11-29-04
 Department Approval [Signature] Date 12-13-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>7777</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-13-04</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)

EXISTING PAVED PLAZA/CANYON SURROUNDING LAKEMORE BLVD. N. 11/22/2004 11:26:56 AM, HP LandStar SM



SCALE 1/4\"/>

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

NOTE:
 OWNER HAS BEEN ADVISED BY THE CITY OF
 THAT THE SETBACKS MAY BE IN VIOLATION OF THE
 CITY ORDINANCES. THE CITY IS NOT RESPONSIBLE
 FOR THE SETBACKS.

NOTE:
 OWNER HAS BEEN ADVISED BY THE CITY OF
 THAT THE SETBACKS MAY BE IN VIOLATION OF THE
 CITY ORDINANCES. THE CITY IS NOT RESPONSIBLE
 FOR THE SETBACKS.

- NOTES:
1. THE CITY OF DENVER IS THE DESIGNATED AUTHORITY FOR THE REVIEW AND APPROVAL OF THIS SITE PLAN.
 2. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 3. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 4. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 5. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 6. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 7. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 8. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 9. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.
 10. ALL SETBACKS MUST BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT.

DIMENSION	VALUE
SETBACK FRONT	10'-0"
SETBACK SIDE	5'-0"
SETBACK REAR	10'-0"
SETBACK CORNER	5'-0"
SETBACK DRIVEWAY	5'-0"
SETBACK EASEMENT	10'-0"
SETBACK TOTAL	30'-0"

12-13-04
 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.

drive
 on
 11/29/04

SHEET

THE MILLER RESIDENCE
 SITE PLAN

Auto DRAFT

PLANNING AND DESIGN