

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2213 Canyon Rim ~~St~~ Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2945-192-24-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2715  
 Subdivision Canyon Rim Sq. Ft. of Lot / Parcel 17,032 .391 ac.  
 Filing 4 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Dwight Murdock  
 Address 701 1/2 Spanish Trail Dr.  
 City / State / Zip Grand Jct. Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**  
 New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Acci 2000  
 Address PO Box 511  
 City / State / Zip Clifton Co 81520  
 Telephone 970 210 7670

**\*TYPE OF HOME PROPOSED:**  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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   
 Side 15' from PL Rear 30' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions Ltr from lic eng. req'd  
 Voting District A Driveway Location Approval UL ACC O approval req'd  
 (Engineer's Initials)

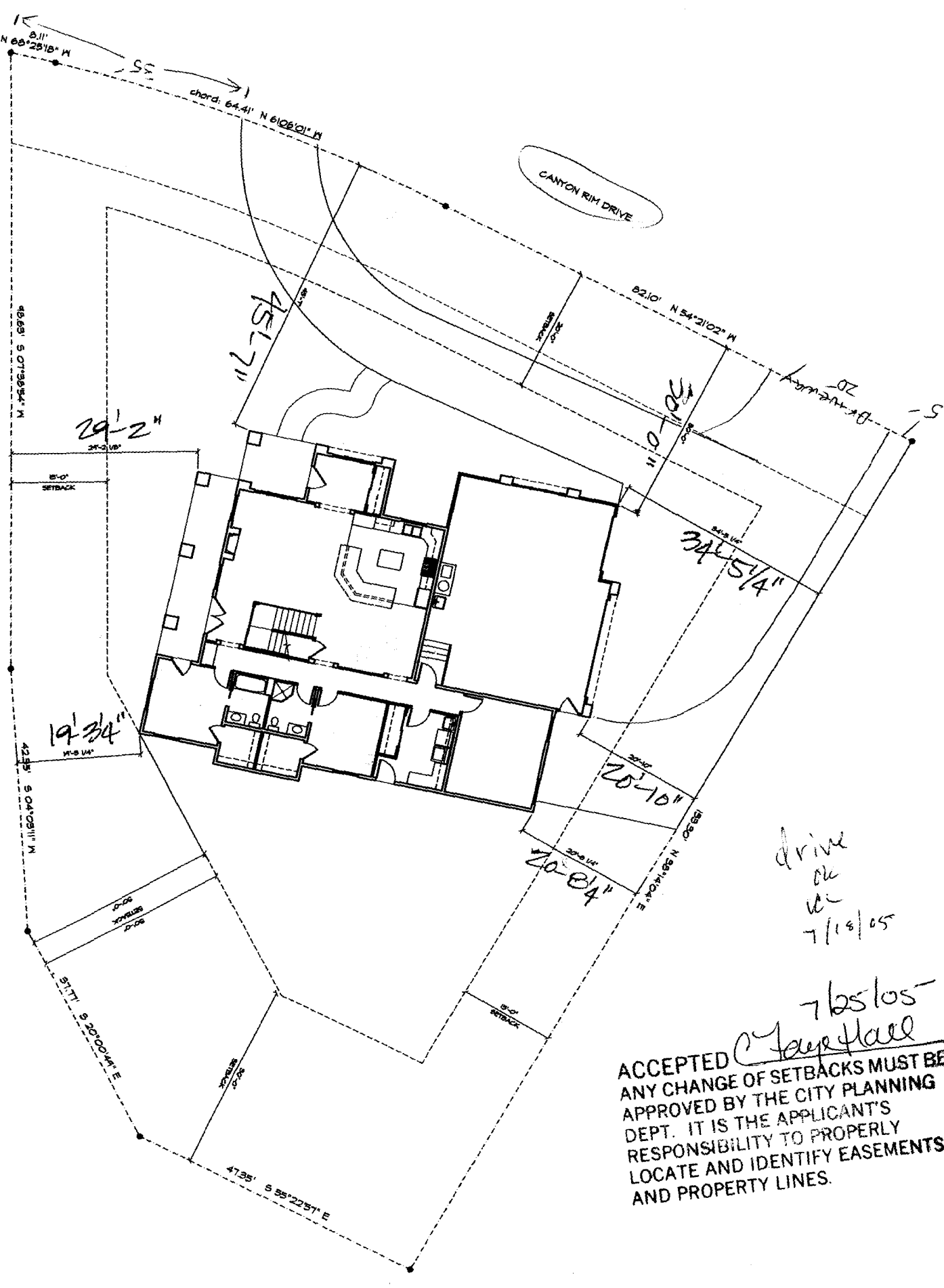
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Chris Wilkin Date 7/25/05  
 Department Approval SH C Faye Staley Date 7/25/05

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>18284</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/25/05</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)



CANYON RIM DRIVE

drive  
OK  
7/19/05

ACCEPTED *Jay Hall*  
7/25/05  
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.