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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | None |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. _____

Building Address 369 CAPROCK DR.
 Parcel No. 2945-192-10-017
 Subdivision Canyon Rim
 Filing 2 Block 1 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3468
 Sq. Ft. of Lot / Parcel .412 Acres / 17,940
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:
 Name GREG & LAURE GADOR
 Address 691 Long Rifle Rd
 City / State / Zip GJ 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 _____

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

City / State / Zip _____ NOTES: _____
 Telephone 970-243-5847 / 970-201-1123

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 R8F-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 Foundation requires
 Voting District A Driveway Location Approval UW design by licensed engineer
 (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 6/22/05
 Department Approval [Signature] Date 6/24/05

| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>18199</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>6/24/05</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)

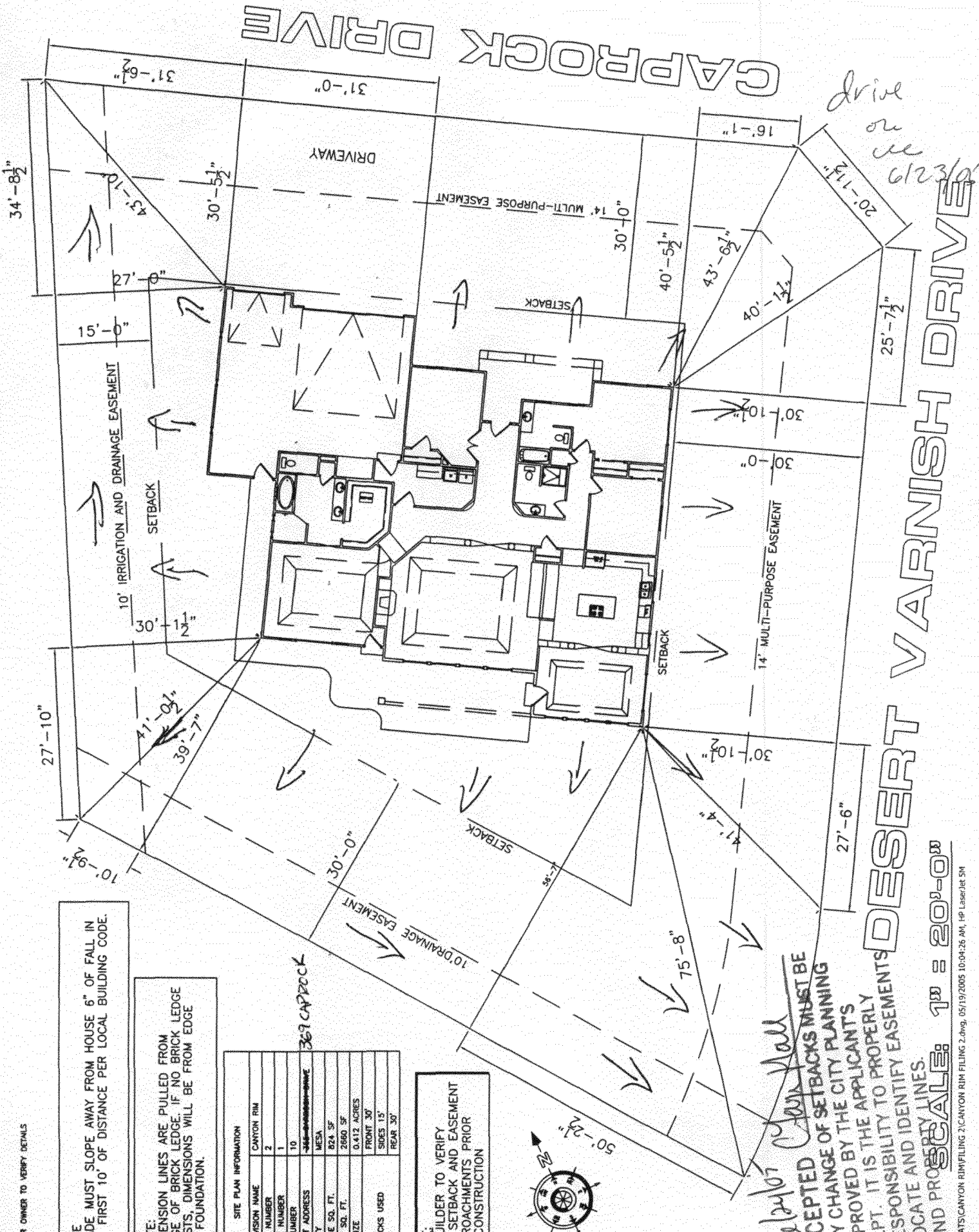
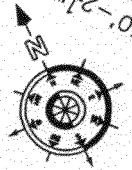
SEE BUILDER OR OWNER TO VERIFY DETAILS AND INSTRUCTIONS.

NOTE: GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

| SITE PLAN INFORMATION | |
|-----------------------|-------------|
| SUBMISSION NAME | CANYON RIM |
| FILING NUMBER | 2 |
| BLOCK NUMBER | 1 |
| LOT NUMBER | 10 |
| STREET ADDRESS | 369 CAPROCK |
| CITY | MESA |
| COUNTY | MESA |
| GARAGE SQ. FT. | 824 SF |
| LIVING SQ. FT. | 2660 SF |
| LOT SIZE | 0.412 ACRES |
| FRONT SETBACK | 30' |
| SIDES SETBACK | 15' |
| REAR SETBACK | 30' |

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



Accepted by City Hall
 ACCEPTED OF SETBACKS MUST BE ANY CHANGE OF SETBACKS PLANNING APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.
 SCALE: 1" = 20'-0"