

FEE \$ <u>10.00</u>
TCP \$ <u>0</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. A

Building Address 374 Capwick
 Parcel No. 2945-192-21-001
 Subdivision Canyon Rim
 Filing 3 Block 2 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,500
 Sq. Ft. of Lot / Parcel 12,215
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4,000
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name John & Dawn Piatanesi
 Address P.O. Box 2205
 City / State / Zip Grand Jet Co 81502

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

APPLICANT INFORMATION:

Name Chris Kendrick Const.
 Address 231 W Fallen Rock Rd
 City / State / Zip Grand Jet 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 DEVELOPMENT DEPARTMENT STAFF	
ZONE <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundation</u>
Voting District <u>"A"</u> Driveway Location Approval _____ (Engineer's Initials)	<u>Required - ACCO approval Required</u>

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 12-22-2004
 Department Approval [Signature] Date 1-20-05

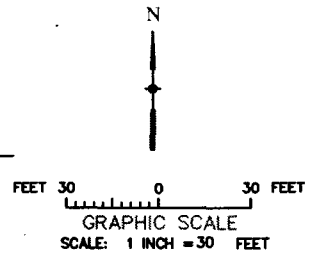
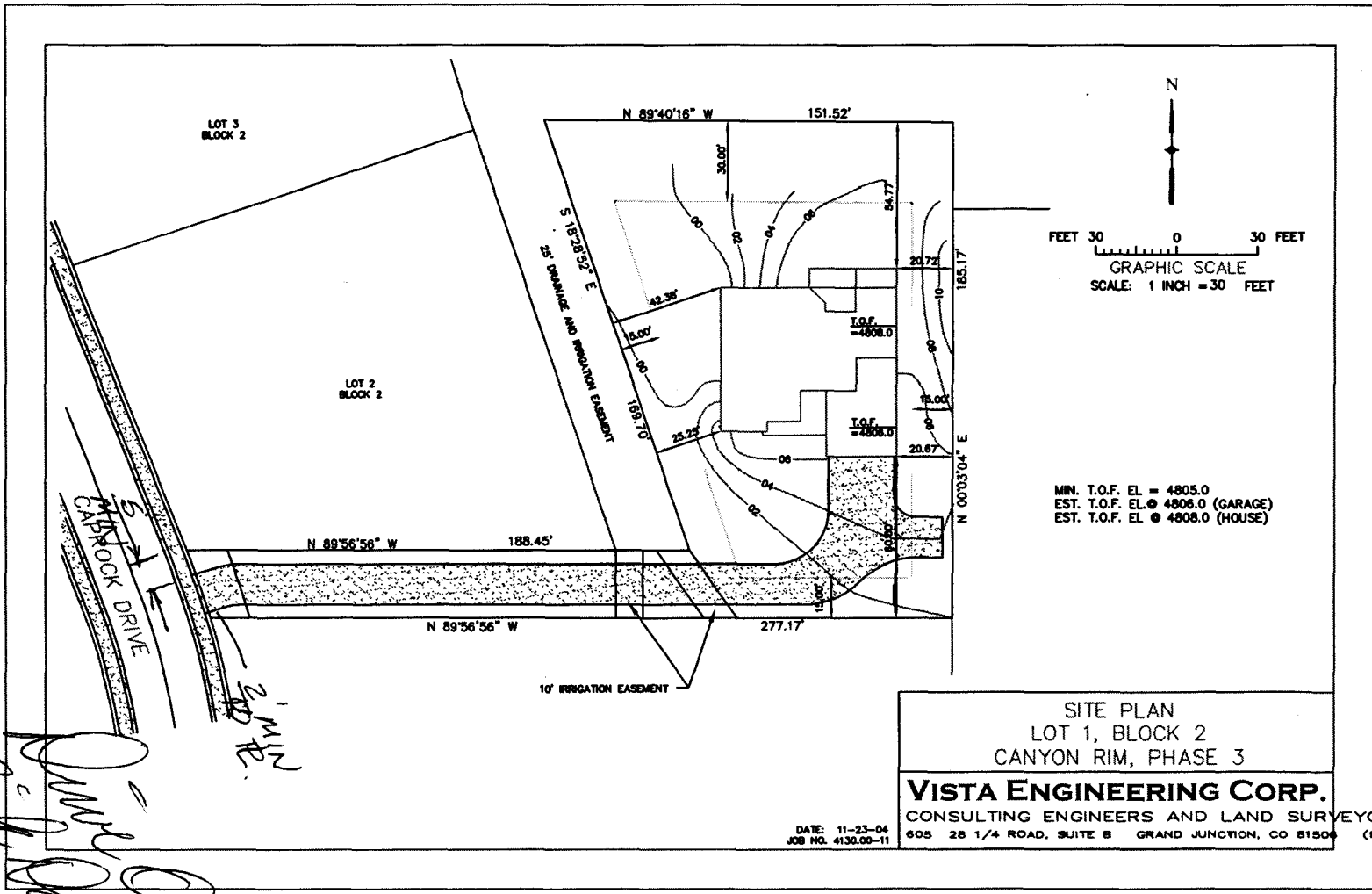
Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>17878</u>
Utility Accounting <u>[Signature]</u> Date <u>1/20/05</u>

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)

ACCEPTED *Aishi Pragna 1-20-05*
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.

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MIN. T.O.F. EL = 4805.0
 EST. T.O.F. EL @ 4806.0 (GARAGE)
 EST. T.O.F. EL @ 4808.0 (HOUSE)

SITE PLAN
 LOT 1, BLOCK 2
 CANYON RIM, PHASE 3
VISTA ENGINEERING CORP.

CONSULTING ENGINEERS AND LAND SURVEYORS
 DATE: 11-23-04
 JOB NO. 4130.00-11
 605 28 1/4 ROAD, SUITE B GRAND JUNCTION, CO 81506 (870) 243-2242

Handwritten notes:
 OK
 1-23-05
 [Signature]

