

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

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

BLDG PERMIT NO. _____

Building Address 376 Caprock DR
 Parcel No. 2945-192-21-002
 Subdivision CANYON RIM
 Filing 3 Block 2 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3769
 Sq. Ft. of Lot / Parcel .499 ~~1.61 Acres~~
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4500 sq. ft.
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name BENNETT CONSTRUCTION
 Address 2087 Curcanti Circle
 City / State / Zip GRAND JCT. CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name John Bennett
 Address SAME AS
 City / State / Zip _____
 Telephone 234-0808

***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 9%
 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 Eng. Foundation Req'd
 Voting District A Driveway Location Approval [Signature] ACCO Approval Required
 (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).

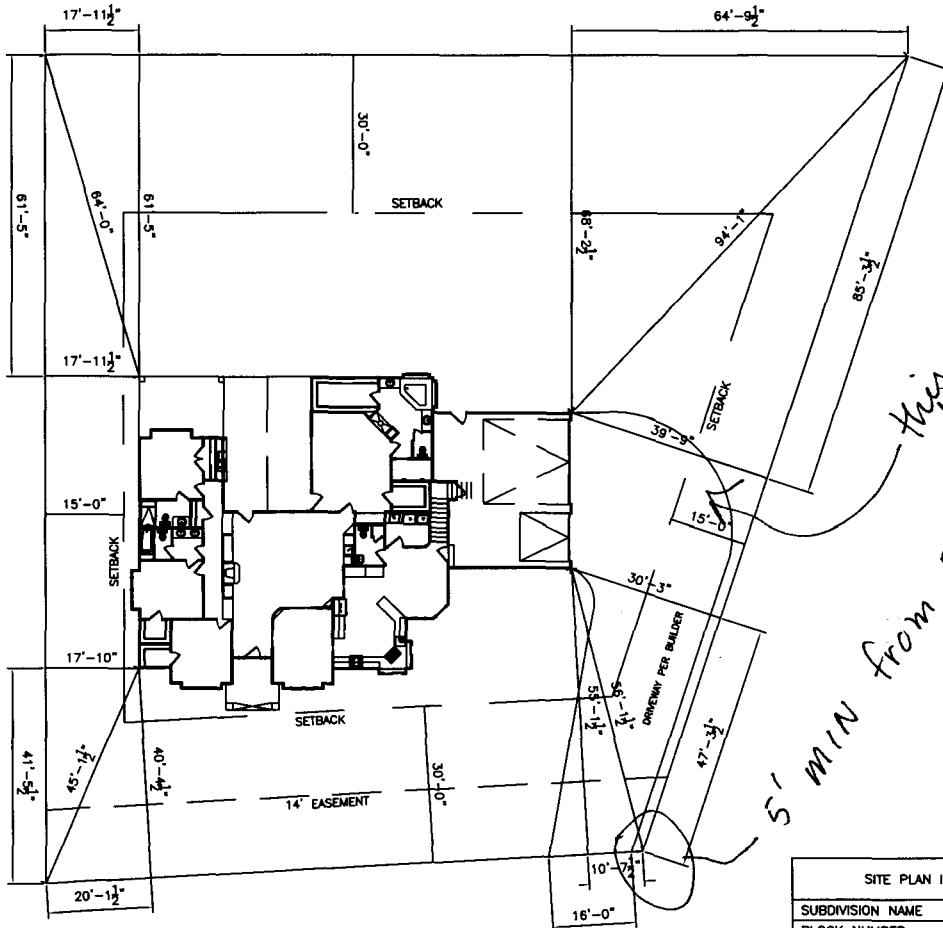
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature John Bennett Date 1-13-05
 Department Approval [Signature] Date 2-1-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17588</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/1/05</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)

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



CAPROCK COURT

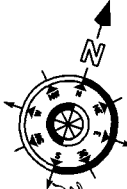
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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	
SUBDIVISION NAME	CANYON RIM- FILING 3
BLOCK NUMBER	2
LOT NUMBER	2
STREET ADDRESS	376 CAPROCK COURT
COUNTY	MESA
HOUSE LIVING SQ. FT.	2683 SF
GARAGE SQ. FT.	739 SF
LOT SIZE	0.499 ACRES (21756.528 SQ. FT.)
SETBACKS USED	FRONT 30'
	SIDES 15'
	REAR 30'

*this will have
 difficult maneuvering,
 recommend a
 90-degree turn around*

5' MIN from prepline



*OK
 CU
 11/9/05*

2-1-05 Gayleen Henderson

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.

7

AutoDRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-6782

BENNETT CONSTRUCTION

THE OUTCROP
 876 CAPROCK
 CANYON RIM FIL 3 BOX 2 LOT 2