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

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

BLDG PERMIT NO. _____

Building Address 385 Caprock Ct
 Parcel No. 2945-19222-004
 Subdivision Canyon Rim
 Filing 3 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel .392 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 18'

OWNER INFORMATION:

Name Dividing Line Land Co
 Address PO Box 511
 City / State / Zip Clifton Co. 81520

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 _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES

MAR 24 2005

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

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| 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 _____ |
| Side <u>15'</u> from PL Rear <u>30'</u> from PL | Parking Requirement <u>2</u> |
| Maximum Height of Structure(s) <u>35'</u> | Special Conditions <u>Engineered Foundation Required, ACCO Approval Required</u> |
| Voting District <u>A</u> Driveway Location Approval <u>RAD</u> (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).

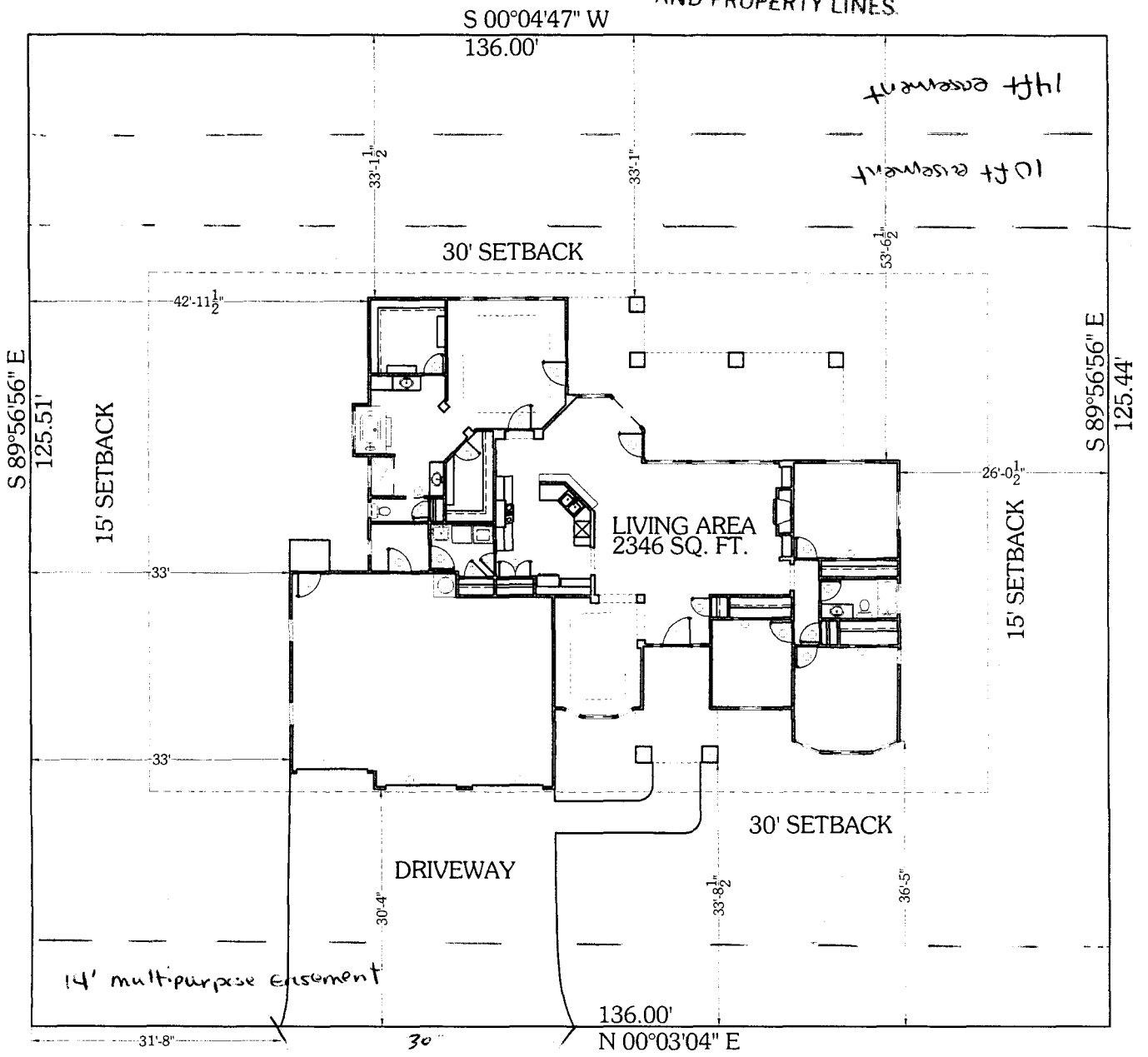
Applicant Signature Chris Willin Date 3/21/05
 Department Approval BPC Jay Hall Date 3/24/05

| |
|--|
| Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No. <u>17995</u> |
| Utility Accounting <u>J Bensley</u> Date <u>3/24/05</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)

3/24/05

ACCEPTED *C. Faye Hall*
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.



← 385 → **CAPROCK COURT**
LOT 4 BLOCK 3

Darryl K. ...
Todd ...
3-21-05