

FEE \$	10
TCP \$	NONE
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2211 Desert Varnish Ct.
 Parcel No. 2945-192-10-010
 Subdivision Canyon Rim
 Filing 2 Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3,351
 Sq. Ft. of Lot / Parcel 18,791
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4,447
 Height of Proposed Structure 31'

OWNER INFORMATION:

Name Eric C. Janusz
 Address 355 Caprock Dr.
 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 Eric C. Janusz
 Address 355 Caprock Dr.
 City / State / Zip Grand Jct. CO 81503
 Telephone 243-5704

***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 <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>ACCO approval</u>		
Voting District <u>A</u> Driveway Location Approval <u>EL</u> (Engineer's Initials)	<u>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 6-10-05
 Department Approval [Signature] Date 6-10-05

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No. <u>18149</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/10/05</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 *12/10/05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



NOTE: BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCUMBRANCES PRIOR TO CONSTRUCTION.

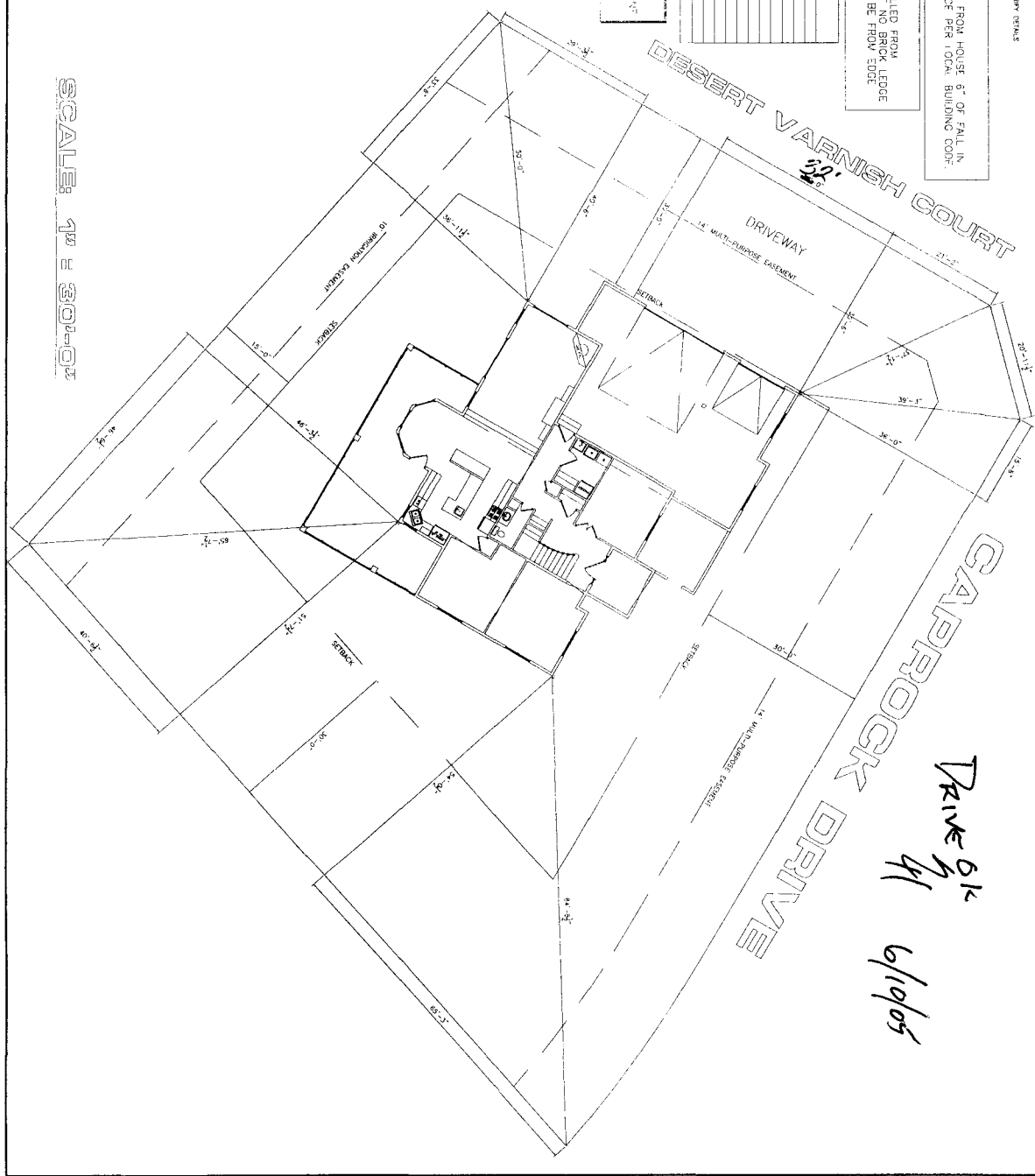
SUBDIVISION NAME	CANYON RIM
BLK NUMBER	2
LOT NUMBER	1
STREET ADDRESS	1
COUNTY	MOHAWK
OWNER	1
OWNER SEC. 17	947 SE
OWNER SEC. 18	1302 SE
OWNER SEC. 19	1302 SE
OWNER SEC. 20	1302 SE
OWNER SEC. 21	1302 SE
OWNER SEC. 22	1302 SE
OWNER SEC. 23	1302 SE
OWNER SEC. 24	1302 SE
OWNER SEC. 25	1302 SE
OWNER SEC. 26	1302 SE
OWNER SEC. 27	1302 SE
OWNER SEC. 28	1302 SE
OWNER SEC. 29	1302 SE
OWNER SEC. 30	1302 SE

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

NOTE: GRADIENT MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER 1.00% BUILDING FOOTING.

NOTICE: IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS FROM THE CONSTRUCTION.

SCALE: 1/4" = 3'-0"



SHEET 6

THE JANUSZ RESIDENCE
 CANYON RIM FILING 2 BLK 1 - LOT 2

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

REVISIONS
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