

FEE \$ <u>10.</u>
TCP \$ <u>0</u>
SIF \$ <u>292.</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2201 Outcrop Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-192-10-019 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1254
 Subdivision Canyon Rim Sq. Ft. of Lot / Parcel 21,389
 Filing 2 Block 1 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3400
 Height of Proposed Structure 26'

OWNER INFORMATION:

Name David Bagg
 Address 2141 Redcliff Cir.
 City / State / Zip GS CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name B & B Custom Home
 Address 2141 Redcliff Cir
 City / State / Zip GS CO 81503
 Telephone 294 234-2222

***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 30%
 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. foundations req'd
 Voting District _____ Driveway Location Approval W @Acco approval req'd.
 (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 12-19-05
 Department Approval [Signature] Date 12-20-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18645</u>
Utility Accounting	<u>[Signature]</u>		Date <u>12/21/05</u>

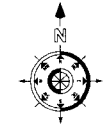
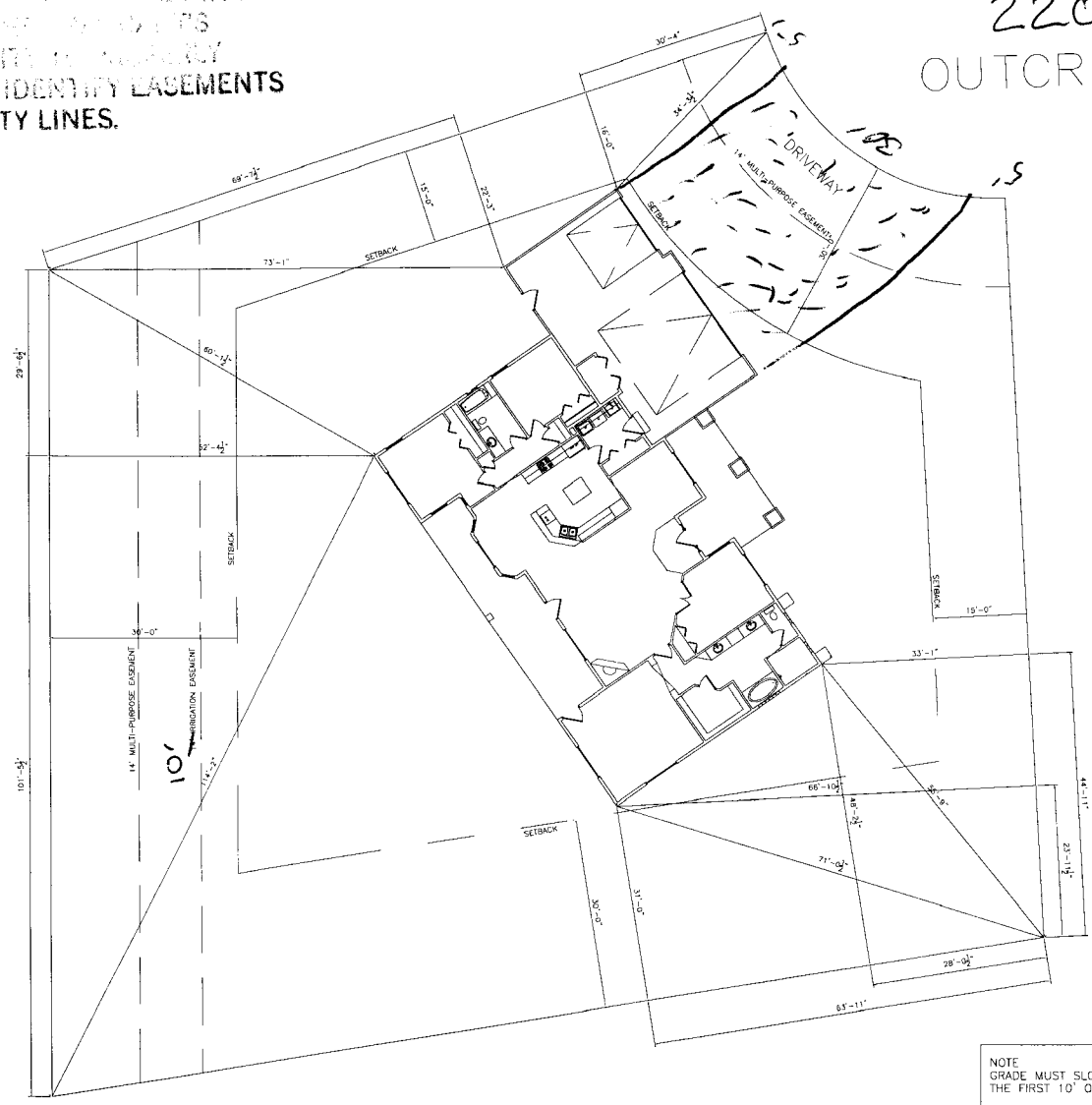
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

12-20-05

ACCEPTED BY *Daylen Henderson*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE OWNER'S RESPONSIBILITY TO ACCURATELY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2201
OUTCROP CT



Handwritten signature

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM
FILING NUMBER	2
BLOCK NUMBER	1
LOT NUMBER	12
STREET ADDRESS	2201 OUTCROP CT
COUNTY	MESA
CARAGE SQ. FT.	810 SF
LIVING SQ. FT.	2254 SF
LOT SIZE	21,388 SF
SETBACKS USED	FRONT 30' SIDES 15' REAR 30'

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

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

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

SCALE: 1" = 30'-0"