

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

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

BLDG PERMIT NO. _____

Building Address 347 Serpents Trail Drive No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-192-17-001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 5025⁴
 Subdivision Canyon Rim Sq. Ft. of Lot / Parcel 22362⁴
 Filing 1 Block 1 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 8000⁴

OWNER INFORMATION:

Name Ernest Chavez
 Address PO Box 1
 City / State / Zip Vail, CO 81658

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name RED HART CONST (Den)
 Address 2320-E 1/2 Rd.
 City / State / Zip Grand Jct, CO 81503
 Telephone 234-0822

***TYPE OF HOME PROPOSED:**

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

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 X NO _____
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Acco Approval
 Voting District A Driveway Location Approval Required
 (Engineer's Initials) [Signature]

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 Feb 23 2005
 Department Approval [Signature] Date 3/2/05

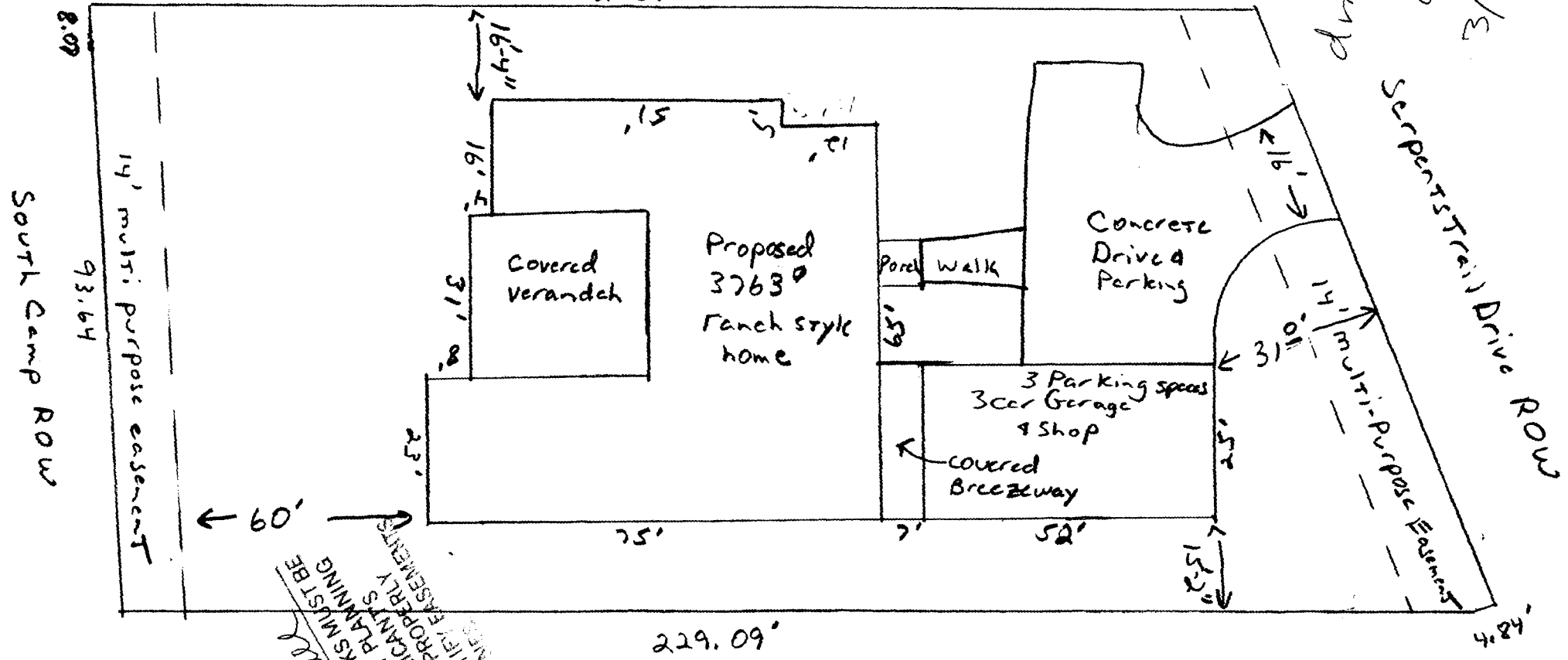
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17949</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/2/05</u>		

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)

North
1" = 25'

195-192-17-001 Serpents Trail Drive
Ernesto Hazel Chavez Canyon Rim F-1 B-1

LOT 2 adjacent
200.70'



ACCEPTED (Mark Hall 2/2/15)
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.

Monument Valley Sub-division

	Setbacks minimum	Actual
Front	30'	31'
Rear	30'	60'
Left	15'	15'-2"
Right	15'	