

FEE \$	10.00
TCP \$	39.00
SIF \$	460.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO.

Building Address 360 Caprock Dr No. of Existing Bldgs 0 No. Proposed 1  
Parcel No. 2945-192-19-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3100  
Subdivision Canyon Rim Sq. Ft. of Lot / Parcel 17,500  
Filing 2 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
(Total Existing & Proposed) 3100  
Height of Proposed Structure 28'

**OWNER INFORMATION:**

Name DAVE Begg  
Address 2141 Redcliff Cir  
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 Same  
Address \_\_\_\_\_  
City / State / Zip \_\_\_\_\_  
Telephone 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 <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 required</u>		
Voting District <u>"A"</u>	Driveway Location Approval <u>RAD</u> <small>(Engineer's Initials)</small>	<u>Licensed engineered foundations 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 10-13-06  
Department Approval [Signature] Date 10-17-06

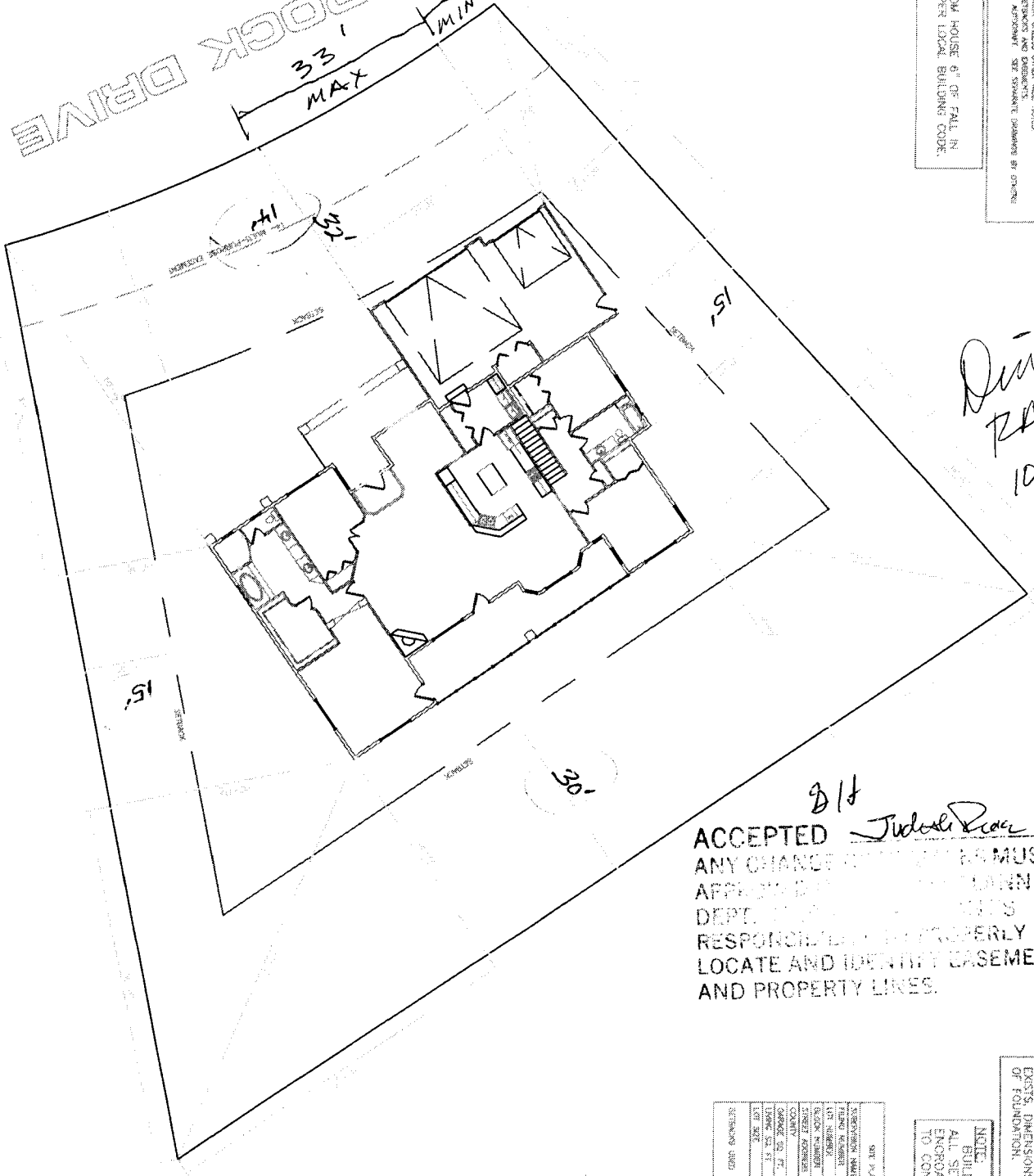
Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>121415</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/17/06</u>

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:  
 1. IT IS THE RESPONSIBILITY OF THE OWNER OR OWNER'S AGENT TO VERIFY ALL UTILITIES AND EASEMENTS PRIOR TO CONSTRUCTION.  
 2. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE LOCAL GOVERNMENT.  
 3. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE LOCAL GOVERNMENT.  
 4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY EASEMENTS FROM THE LOCAL GOVERNMENT.  
 5. THIS PLAN HAS NOT BEEN EXAMINED BY ANY STATE ENGINEER OR ARCHITECT FOR CONFORMANCE WITH ANY APPLICABLE CODES.

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

CAPROCK DRIVE  
 33' MAX  
 6" MIN



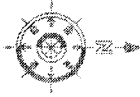
*Drawn OK  
 RAD  
 10-16-06*

*B/H*  
 ACCEPTED *Julius Pace 10/17/06*  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPARTMENT. THE OWNER'S RESPONSIBILITY IS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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

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

SITE PLAN INFORMATION	
PROPOSER NAME	OWNER OR AGENT
PLANNING BOARD	DATE OF REVIEW
LOT NUMBER	SECTION NUMBER
TAX MAP NUMBER	TAX MAP DATE
OWNER NAME	OWNER ADDRESS
CITY	STATE
OWNER'S PHONE	OWNER'S FAX
OWNER'S E-MAIL	OWNER'S WEBSITE
DATE OF PLAN	DATE OF REVIEW
DATE OF REVISION	DATE OF REVISION



**B & B CUSTOM HOMES**  
 CANYON RIM FILING 2, BLK 2- LOT 2  
 360 CAPROCK

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

NO.	DATE	REVISIONS

DATE OF APPROVAL  
 8/17/06  
 1/8" = 1'-0"  
 SITE