

FEE \$ 40.00
 TCP \$ 39.00
 SIF \$ 460.00

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

BLDG PERMIT NO.

Building Address 353 Serpents Trail Dr.
 Parcel No. 294J-192-17-004
 Subdivision Canyon Rim
 Filing 1 Block 1 Lot 4

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4,645
 Sq. Ft. of Lot / Parcel 17,337
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 24'

OWNER INFORMATION:

Name Paul Bauman (Tami)
 Address 1645 N. 18th St.
 City / State / Zip Grand Junction, CO 81501

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 241-8424 / cell - 210-6544

***TYPE OF HOME PROPOSED:**

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

NOTES: Build single family home

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 Foundations in this
 Voting District A Driveway Location Approval OK as noted Subdivision require design by a
 (Engineer's Initials) lic eng, based upon a site specific soils

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 Paul Bauman Date 2-17-06
 Department Approval NA Kathy Valdes Date 3/23/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 18938
 Utility Accounting W Benseley Date 3/23/06

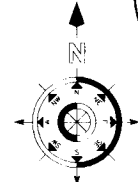
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

SOUTH CAMP ROAD

CANYON RIM DRIVE

SERPENTS TRAIL DRIVE

*Drive OK
RAD
3-9-06*



DRAINAGE

NOTE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUYER'S AND HOME OWNER'S ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
4. BUILDER AND/OR OWNER TO VERIFY ALL GEODASIS AND ELEVATIONS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AN ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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.

SITE PLAN INFORMATION	
SUBMISSION NAME	CANYON RIM
FILING NUMBER	1
LOT NUMBER	4
BLOCK NUMBER	
STREET ADDRESS	SERPENTS TRAIL DR
COUNTY	MESA
CARAGE SQ. FT.	1131 SF
COVERED ENTRY SQ. FT.	130 SF
COVERED PATIO SQ. FT.	295 SF
LIVING SQ. FT.	3514 SF
LOT SIZE	17,537 SQ. FT.
SETBACKS USED	FRONT 30' & 20' SIDES 15' REAR 30'

SCALE: 1" = 20'-0"

3/23/06
Nisa Maple
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND PROPERTY RECORDS.

← driveway max 33'

