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

BLDG PERMIT NO. _____

Building Address 370 CAPROCK DR No. of Existing Bldgs 1 No. Proposed 0
 Parcel No. 2945-192-19-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 612 sq ft
 Subdivision Canyon View Rim Sub Phase 2 Sq. Ft. of Lot / Parcel .413 ac Swimming pool
 Filing _____ Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 0

OWNER INFORMATION:

Name MR+MRS Ryan Lorimer
 Address 370 CAPROCK DR
 City / State / Zip G.J., Co, 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SKyline Homes + Pools
 Address 2289 COUNTY RD 1-A
 City / State / Zip Montrose, Co, 81401
 Telephone (970) 626-5055

***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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>	Permanent Foundation Required: YES _____ NO _____	
SETBACKS: Front <u>20/25</u> from property line (PL)	Side <u>15/3</u> from PL	Rear <u>30/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (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 2-26-07
 Department Approval [Signature] Date 2/26/07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>[Signature]</u>	Date <u>2/26/07</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)

2/26/07
 JAR Judyberry Bear

LOCATE AND
 AND PROPERTY LINES

012185
~~Law~~
ACCEPTED
 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:
 GRADE MUST SLOPE AWAY FROM HOUSE & OF FALL IN
 THE FRONT AND OF COURSE FOR LOCAL BUILDING CODE.

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

SITE #11311-10 INFORMATION	
SUBDIVISION NAME	CANYON RIM
PLAT NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	3
STREET ADDRESS	1
COUNTY	MEHA
CORNER 30 FT	272 SF
LIVING 30 FT	2758 SF
LOT SIZE	18,755 SF
SETBACKS USED	FRONT 30 SIDES 15 REAR 30

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

SCALE: 1" = 30'-0"



drive all
 car up to
 swimming pool

365 CAPROCK DRIVE