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 __2203 Desert Varnish Ct.__   No. of Existing Bldgs __0__   No. Proposed __1__

Parcel No. __2945-172-10-013__   Sq. Ft. of Existing Bldgs __0__   Sq. Ft. Proposed __2428__

Subdivision __Canyon Rim__   Sq. Ft. of Lot / Parcel __17,746__

Filing __2__   Block __1__   Lot __6__   Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) __3200__

OWNER INFORMATION: Height of Proposed Structure __24'__

Name __David Bragg__

Address __P.O. Box 3527__

City / State / Zip __Grand Jct, CO 81502__

DESCRIPTION OF WORK & INTENDED USE:
- [✓] New Single Family Home (*check type below)
- [ ] Interior Remodel
- [ ] Addition
- [ ] Other (please specify): _____

APPLICANT INFORMATION:

Name __Same__

*TYPE OF HOME PROPOSED:
- [✓] Site Built
- [ ] Manufactured Home (UBC)
- [ ] Manufactured Home (HUD)
- [ ] Other (please specify): _____

Address _____

City / State / Zip _____

Telephone __234-2222__

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 __R-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 __Engineered foundation required.__

Voting District __A__   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).
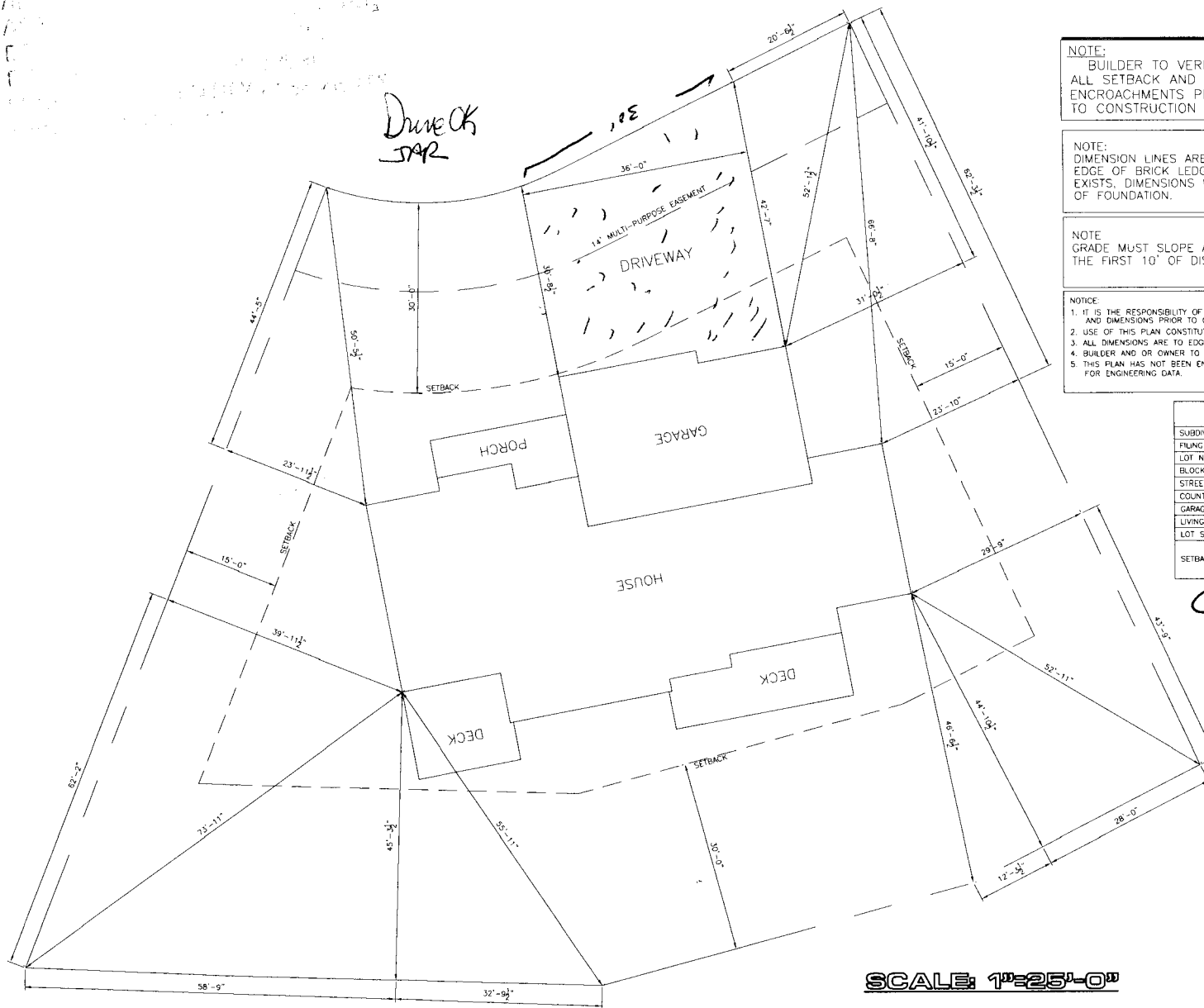
Applicant Signature _____   Date __10-3-07__

Department Approval __Paul Harbach__   Date _____

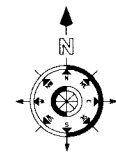| Additional water and/or sewer tap fee(s) are required:	YES /	NO	W/O No. __206092__
Utility Accounting			Date __10/16/07__

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)*

Drive OK
JAR

DRIVEWAY

14' MULTI-PURPOSE EASEMENT

PORCH

GARAGE

HOUSE

DECK

DECK

SETBACK

SETBACK

SETBACK

SETBACK

SETBACK

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.

N

NOTICE:
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 BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS
   FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM
FILING NUMBER	2
LOT NUMBER	6
BLOCK NUMBER	1
STREET ADDRESS	2203 DESERT VARNISH CT.
COUNTY	MESA
GARAGE SQ. FT.	-
LIVING SQ. FT.	2428 SF
LOT SIZE	17,746 SF
SETBACKS USED	FRONT 30'
	SIDES 15'
	REAR 30'

Canyon Rim HOA
OK

2203 Desert Varnish Ct.

SCALE: 1"=25'-0"