

FEE \$	10 ⁰⁰
TCP \$	1589⁰⁰ 39.00
SIF \$	460 ⁰⁰

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)
Community Development Department

Building Address 392 Caplock Ct, 65 ⁸¹⁵⁰³
 Parcel No. 2945-192-23-002
 Subdivision Canyon Rim
 Filing 3 Block 4 Lot 2

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4420
 Sq. Ft. of Lot / Parcel Approx 29,920
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) Approx 6300 ^{21%}
 Height of Proposed Structure 26'8"

OWNER INFORMATION:

Name Glen Smith
 Address 700 Tranquil Trail
 City / State / Zip Grand Jet, Co 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name DeADdy Custom Homes + Framing
 Address P.O. Box 40483
 City / State / Zip Grand Jet, Co 81504
 Telephone 986-1783

***TYPE OF HOME PROPOSED:**

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

NOTES: Engineered Foundations Required
ACCO approval Required

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 _____
 Voting District A Driveway Location Approval PD _____
 (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 5-19-08
 Department Approval AD Judson A. Dean Date 6/1

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>21103</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/20/08</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)

135.70'

ACCEPTED *PD Indoch A*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

80' 8 3/4"

177.84'

229.96'

589034' 11" W

17' 4 3/4"

19' 2"

Garage

Garage

Driveway

DRIVE OK
bt 5/24/08

C12

392 Caplock Ct.
Canyon Rim Subdivision
Block 4 / Lot 2
TAX # 2945-192-23-002

← N

14' Multi Purpose Easement

85.41'


C11

CANYON RIM HOME OWNERS ASSOCIATION

6/25/08

THE PROPERTY AT 392 CAPROCK CT. HAS BEEN APPROVED WITH IN THE
H.O.A. AND DOCUMENTS ARE ON FILE

CANYON RIM HOA


JOE SOLOMEN
DAVE BAGG
234-2222