PLANNING CLEA	
TCP \$, 1589 3 9.00(Single Family Residential and Acc	cessory Structures)
SIF \$ 460 Community Development	
Building Address 392 Caplack Ct, 6J 815	No. of Existing Bldgs No. Proposed
Parcel No. 2945-192 -23-00 Z	Sq. Ft. of Existing Bldgs O Sq. Ft. Proposed 4420
Subdivision Canyon Rim	Sq. Ft. of Lot / Parcel Approx 29,920
Filing 3 Block 4 Lot 2	Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION:	(Total Existing & Proposed) Approx 6300 21% Height of Proposed Structure 2681
Name Glen Smith	DESCRIPTION OF WORK & INTENDED USE:
Address 700 Thangul Thail	New Single Family Home (*check type below) Interior Remodel Addition Other (please specify):
City/State/Zip Grand Jet, G 81523	
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name DeAddry Custom Homes & Flamine	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address P.O. Box 40483	Other (please specify):
City/State/Zip Grand Jct & 81504 NO Telephone 986-1783	TES: Engineered Joundation Required
Telephone 986~1783	ACCO approval Regionest
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 COMM	
zone	Maximum coverage of lot by structures
SETBACKS: Front $\underline{\mathcal{AD}'}$ from property line (PL)	Permanent Foundation Required: YES_X_NO
Side 15 from PL Rear 30 from PL	Parking Requirement
Maximum Height of Structure(s)35	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 out not necessarily be limited to non-use of the building(s).	
Applicant Signature / Wut / Ly	Date5-19-08
Department Approval B Judosh A. Dan	Date
Additional water and/or sewer tap fee(s) are required:	MO W/O No. 2/183

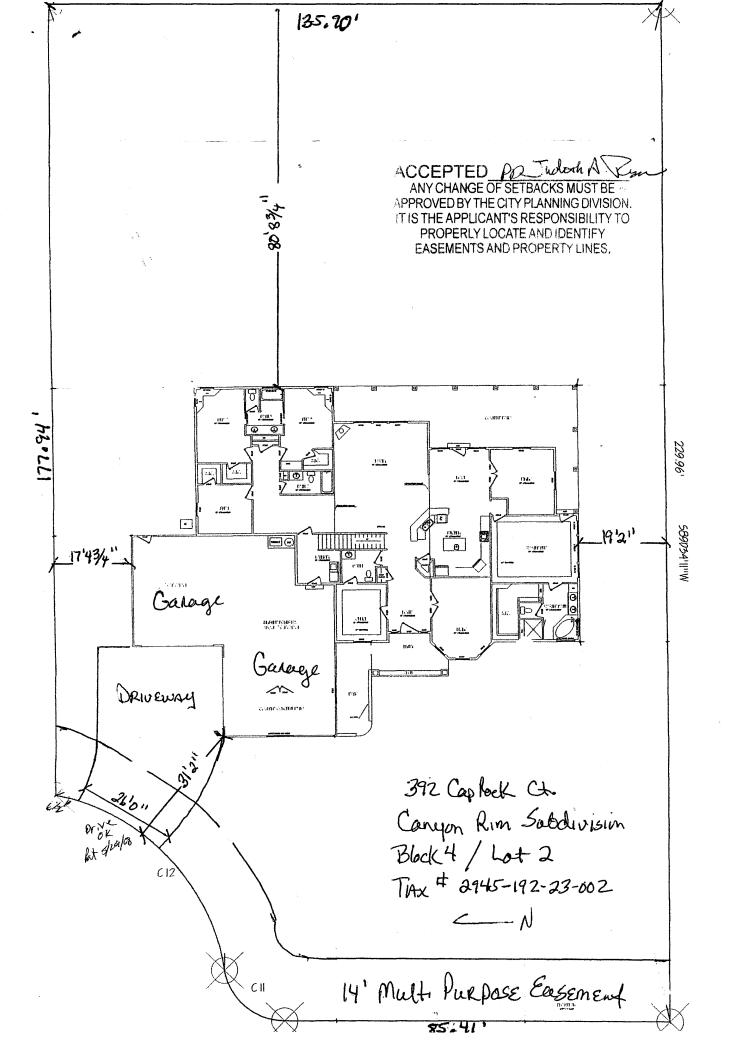
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code) (White: Planning) (Yellow: Customer)

Utility Accounting

(Pink: Building Department)

Date

(Goldenrod: Utility Accounting)



## **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 ŠOLOMEN DAVE BAGG 234-2222