

| |
|--------------------------------|
| FEE \$ <u>10.⁰⁰</u> |
| TCP \$ |
| SIF \$ |

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. m

44079-0

Building Address 338 CANYON RIM CT
 Parcel No. 2945 192 18 016
 Subdivision CANYON RIM PHASE 1
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed _____
 Sq. Ft. of Existing Bldgs 2369 Sq. Ft. Proposed 110
 Sq. Ft. of Lot / Parcel 0.413 ACRES.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) ~~110~~
 Height of Proposed Structure 12

= 2,479
13%

OWNER INFORMATION:

Name BILL MUEHISTEDT
 Address 338 CANYON RIM CT
 City / State / Zip GRAND JUNCTION, CO 81507

DESCRIPTION OF WORK & INTENDED USE:

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

Sted
DATED
JUN 11 2009
RB

APPLICANT INFORMATION:

Name SAME AS ABOVE
 Address _____
 City / State / Zip _____
 Telephone 970 257-1455

***TYPE OF HOME PROPOSED:**

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

NOTES: ACCO Approver req'd.

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 PLANNING STAFF | | | |
|---|---|-------------------------|--------------------------|
| ZONE <u>R2</u> | Maximum coverage of lot by structures <u>30%</u> | | |
| SETBACKS: Front <u>20</u> from property line (PL) | Permanent Foundation Required: YES _____ NO _____ | | |
| Side <u>15</u> from PL Rear <u>30</u> from PL | Floodplain Certificate Required: YES _____ NO _____ | | |
| Maximum Height of Structure(s) <u>35</u> | Parking Requirement _____ | | |
| Voting District _____ | Driveway _____ | Location Approval _____ | Special Conditions _____ |
| | | (Engineer's Initials) | |

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 6-11-09
 Planning Approval [Signature] Date 6-11-09

| | | | |
|--|---------------------|--|-------------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>no water/sewer</u> |
| Utility Accounting <u>[Signature]</u> | Date <u>6/11/09</u> | | |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Master Map ©



30.
17,990

L. L. R...

ACCEPTED
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.

SCALE 1 : 311

