

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	0



BLDG PERMIT NO. \_\_\_\_\_

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

*GP*

*never done expired (P82)*

BLDG ADDRESS 530 South Teal Ct TAX SCHEDULE NO. 2945-083-18-010

SUBDIVISION South Rim SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_

FILING BLK 2 LOT 10 SQ. FT. OF EXISTING BLDG(S) 2285

(1) OWNER Grand Ridge Prop NO. OF DWELLING UNITS  
 BEFORE: \_\_\_\_\_ AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS 3032 I-70 Bus. Loop NO. OF BLDGS ON PARCEL

(1) TELEPHONE (970) 434-4616 BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Grand Ridge Prop USE OF EXISTING BLDGS Single Fam. Resid.

(2) ADDRESS 3032 I-70 Bus. Loop DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) TELEPHONE (970) 434-4616 Single Family Residence

**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 PR 3.5

Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Parking Req'mt \_\_\_\_\_

Side 10' from PL Rear 20' from PL  
 Maximum Height 28'

Special Conditions Acco approval req'd

CENSUS 140 TRAFFIC 91 ANNEX# \_\_\_\_\_

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 6-7-99

Department Approval [Signature] Date 6-21-99

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 12354

Utility Accounting [Signature] Date 6/21/99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

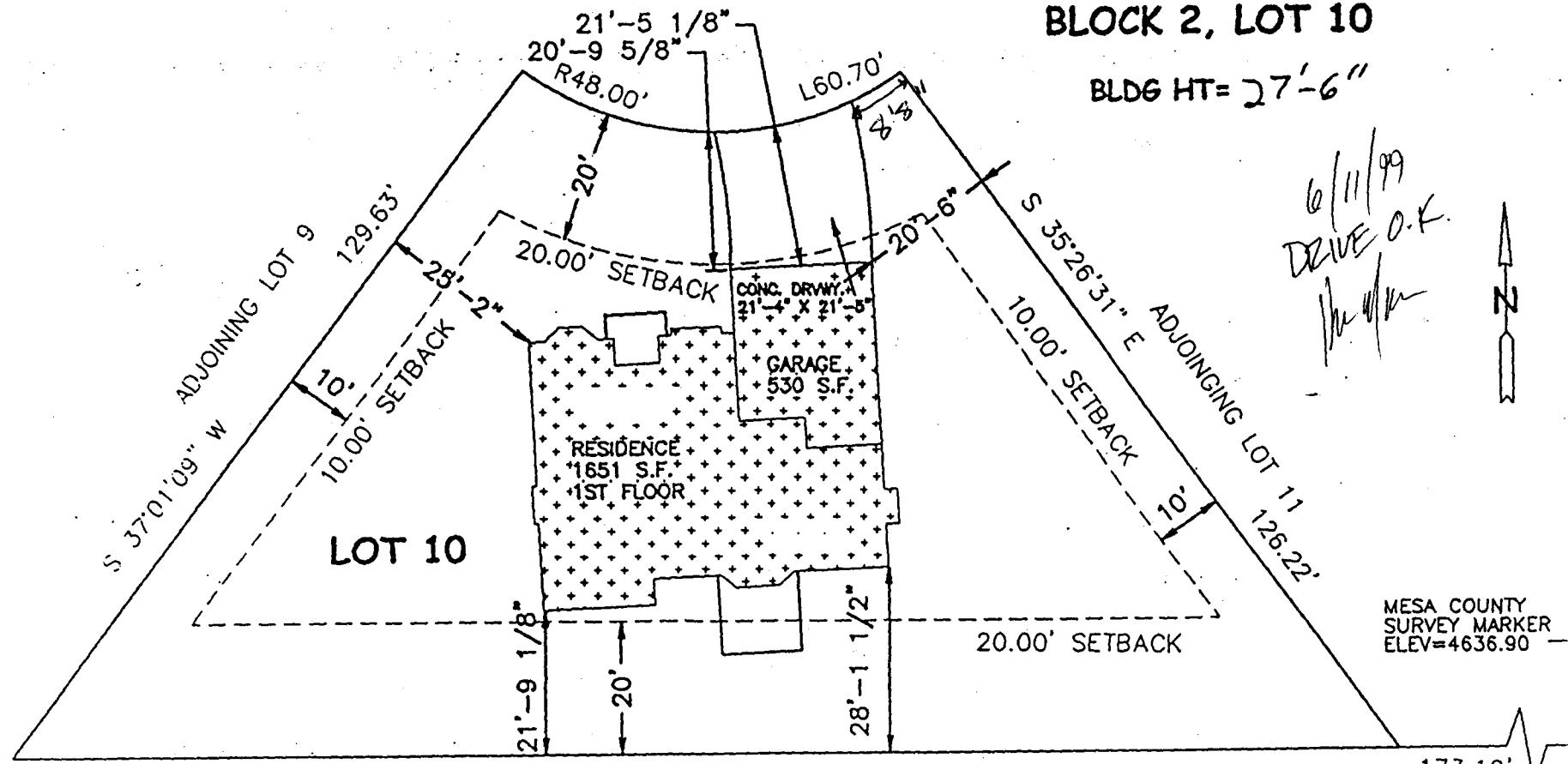
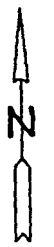
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

530 SOUTH TEAL COURT

SOUTH RIM  
BLOCK 2, LOT 10

BLDG HT = 27'-6"

6/11/99  
DRIVE O.K.  
*[Signature]*



MESA COUNTY  
SURVEY MARKER  
ELEV=4636.90

*Ronnie* 6/21/99

ADJOINING PALACE VERDES

THIS PLAN IS A PRELIMINARY PLAN  
AND IS NOT TO BE USED FOR  
CONSTRUCTION OR FOR ANY OTHER  
PURPOSE WITHOUT THE APPROVAL  
OF THE LOCAL GOVERNMENT  
AND WITHOUT THE NECESSARY  
PERMITS AND EASEMENTS  
AND PROPERTY LINES.

