

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79049



Your Bridge to a Better Community

BLDG ADDRESS 530 South Teal Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2708

TAX SCHEDULE NO. 2945-083-18-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION South Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 2708

FILING 1 BLK 2 LOT 10 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3032 I-70 Bus. Loop USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 3032 I-70 Bus. Loop

(2) TELEPHONE 434-4616

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 PR3.5 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 28' Special Conditions _____

CENSUS 1401 TRAFFIC 96 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 _____

Department Approval [Signature] Date 6/20/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>FDW1012354</u>
Utility Accounting	<u>[Signature]</u>	Date <u>6/20/01</u>	<u>6/20/98</u>

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)

Alisa Harper 7/20/21

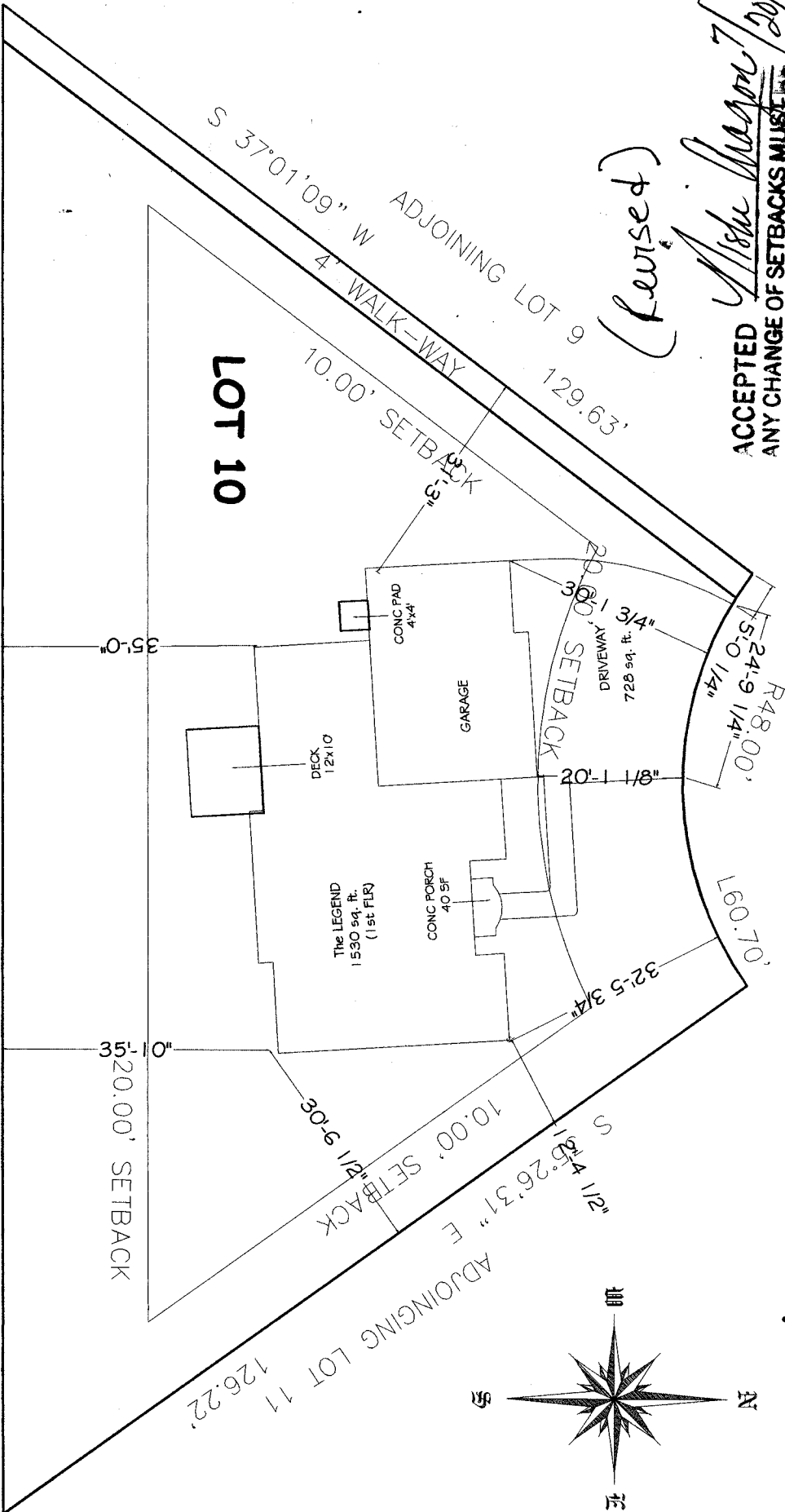
(Revised)

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

530 SOUTH TEAL COURT

SOUTH RIM
BLOCK 2, LOT 10

New



N 89°58'09" E

207.98'

ADJOINING PALACE VERDES

LOT 10

S 37°01'09" W ADJOINING LOT 9
4' WALK-WAY
10.00' SETBACK

35'-0" 10.00' SETBACK

ADJOINING LOT 11
S 65°41'12" E
10.00' SETBACK
30'-6 1/2" SETBACK



CONC PAD 4'x4'

GARAGE

DECK 12x10

The LEGEND
1530 sq. ft.
(1st FLR)

CONC PORCH
40 SF

30.00' SETBACK
DRIVEWAY
720 sq. ft.

5'-24'-9 1/4"
R48.00'

160.70'

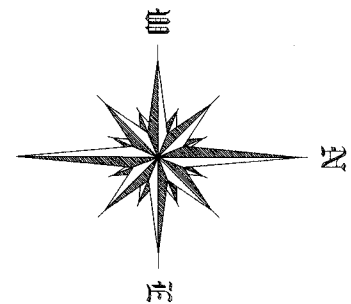
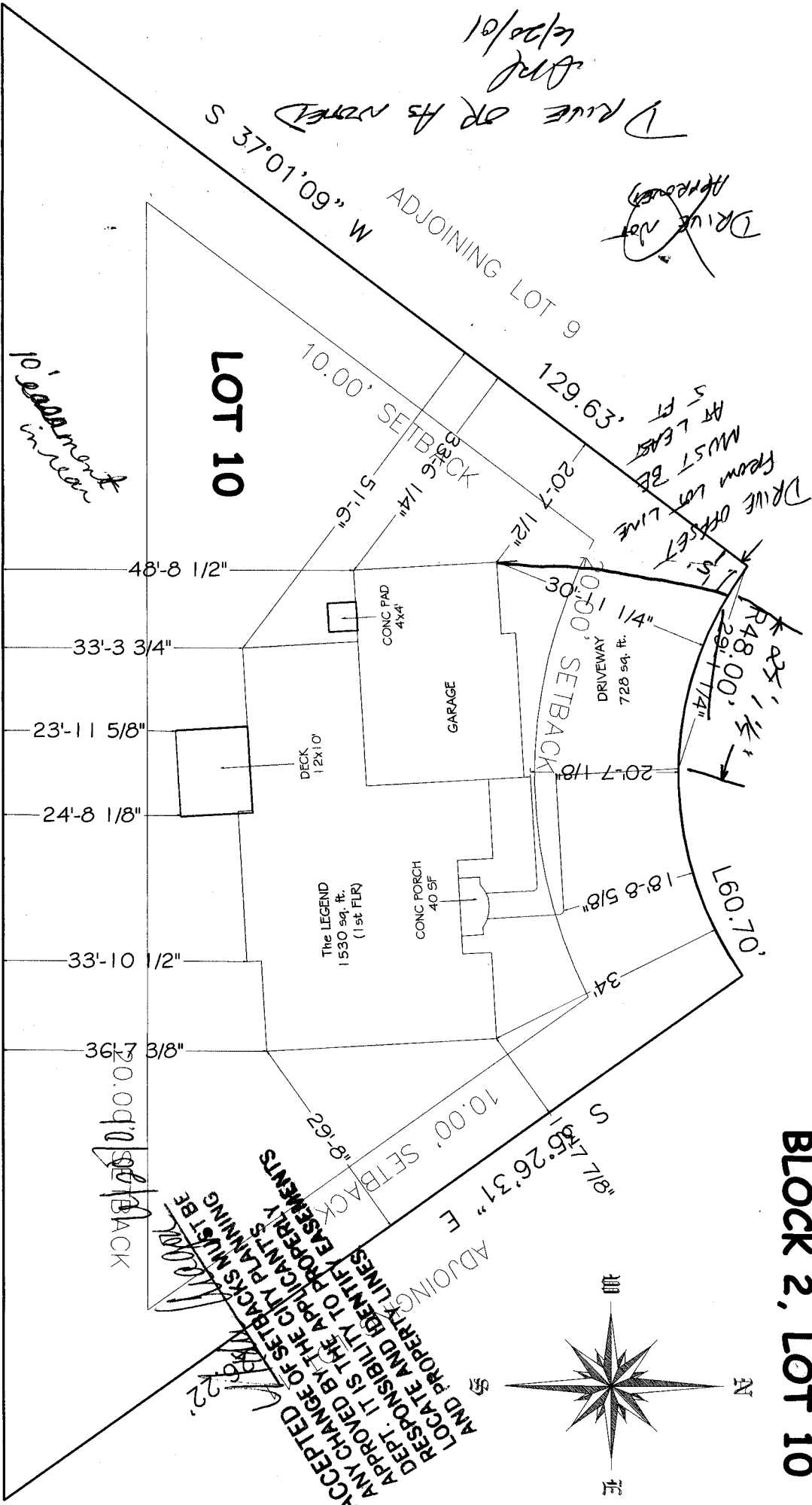
S 32°53'41" E

S 65°41'12" E

530 SOUTH TEAL COURT

SOUTH RIM

BLOCK 2, LOT 10



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

Drive not Approved

DRIVE OFFSET FROM LOT LINE MUST BE AT LEAST 5 FT

10/20/01

DRIVE OR AS NOTED

10' easement in rear

LOT 10

N 89°58'09" E 207.98'

ADJOINING PALACE VERDES

20.00' SETBACK

10.00' SETBACK

30.70' SETBACK

20.00' SETBACK

60.70'

30.70' SETBACK

10.00' SETBACK

ADJOINING LOT 9

M 60.10, 7.3' S

CONC. PAD 4x4'

GARAGE

DECK 12x10'

CONC. PORCH 40 SF

The LEGEND 1530 sq. ft. (1st FLR)

100

N

E

S

W