

FEE \$	10.00
TCP \$	292.00 0
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 359 Teeagan CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 4600
 TAX SCHEDULE NO. 2945-192-28-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Canyon Rim TOTAL SQ. FT. OF EXISTING & PROPOSED 4600
 FILING 4 BLK 5 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DAVID BAWB NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2141 Reddick Cir
G.J. 81523 USE OF EXISTING BUILDINGS New Res
 (1) TELEPHONE 234-2222 DESCRIPTION OF WORK & INTENDED USE New Res
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ Other (please specify) _____

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 RSF-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15' from PL, Rear 30' from PL Parking Req'mt 2 APCO approval req'd
 Maximum Height 35' Special Conditions ltr from lic eng. req'd
Fire Dept approval recommended "A" CENSUS N/A TRAFFIC _____ ANNEX# _____
due to square footage

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 4-12-04
 Department Approval [Signature: Gaylen Henderson] Date 4-16-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17164</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-16-04</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)

4-16-04
Stephen Haden

OWNER: J. W. B. & L. B. B.
OR FOR OWNER'S RECORD & NEXT OWNER
FOR ANY CHANGES TO THIS
DRAWING, SEE EXHIBIT CHANGES IN OTHER

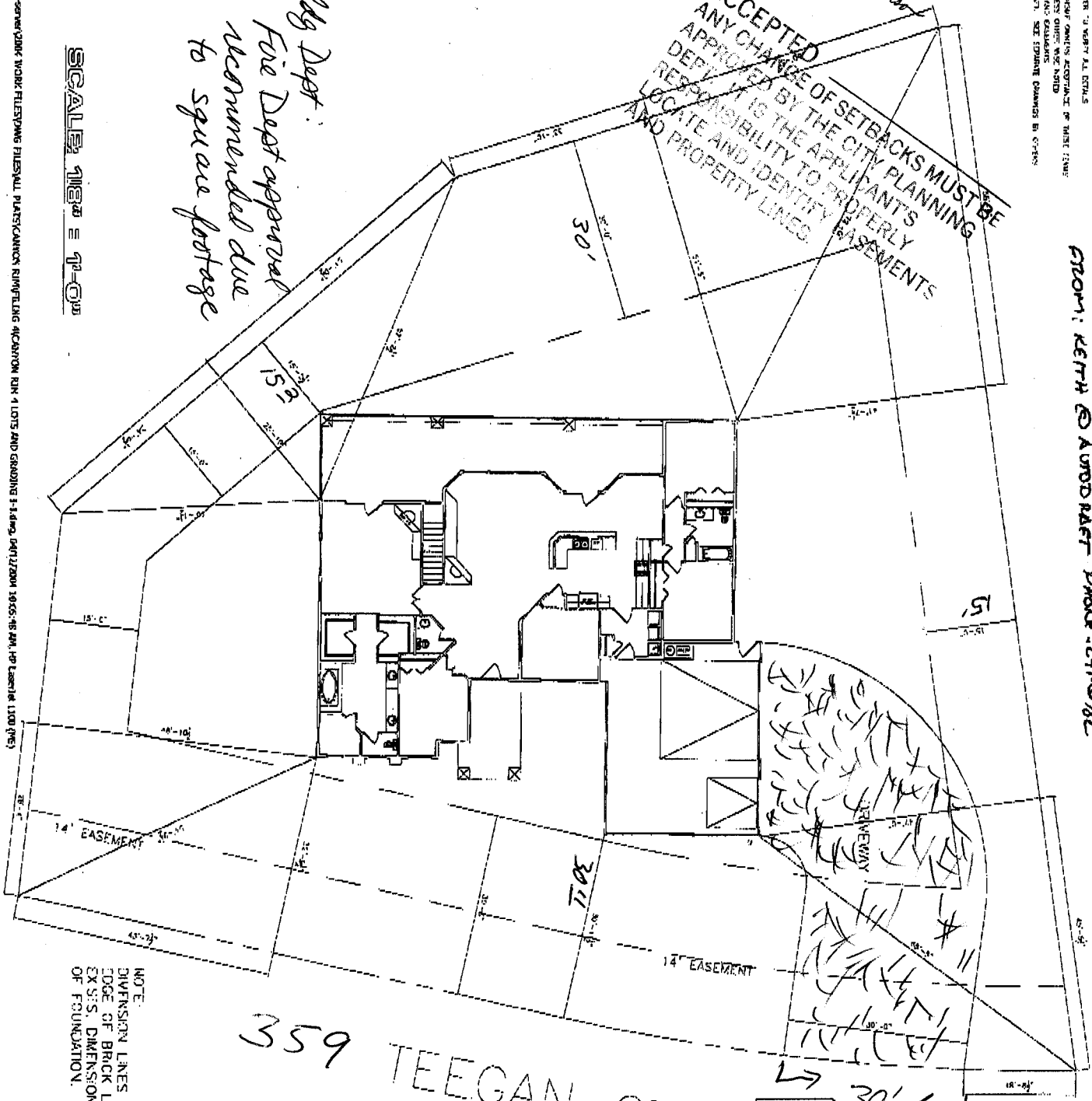
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
DATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

TO: MIKE FAX # 243-3145
FROM: KETH & AUTODRAFT PHONE 244-0882

Edgy Dept.
Fire Dept approved
recommended due
to square footage

SCALE 1/8" = 1'-0"

VERTICAL DIMENSIONS MEASURED FROM SMALL PLASTER ANCHOR RIMMING ALONG RIM 4" LOTS AND GRADING 1" FROM PERIMETER 100% OF PERIMETER 100% OF PERIMETER 100% OF PERIMETER

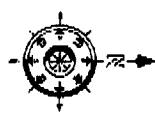


359 TEEGAN CT.

NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM EDGE
OF FOUNDATION.

ST. PLAN INFORMATION	
SUBMITTER'S NAME	OWNER: J. W. B. & L. B. B.
DATE SUBMITTED	4-16-04
PROJECT ADDRESS	359 TEEGAN CT.
OWNER'S NAME	J. W. B. & L. B. B.
OWNER'S ADDRESS	2004 S. 1 ST ST.
OWNER'S CITY	GRAND JUNCTION, CO.
OWNER'S STATE	CO.
OWNER'S ZIP	81505
OWNER'S PHONE	
OWNER'S FAX	
OWNER'S E-MAIL	
OWNER'S SIGNATURE	
OWNER'S TITLE	

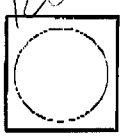
NOTE:
SHOULDER TO VERIFY
ALL SETBACK AND EASEMENT
ENCROACHMENTS PRIOR
TO CONSTRUCTION



Drive OK
Test Drive
4-16-04

DATE: 4-16-04
SCALE: 1/8" = 1'-0"
SHEET 5

B & B CUSTOM HOMES
THE ANTONIOLLI RESIDENCE



Auto DRAFT
PROFESSIONAL ARCHITECTURAL DRAFTING
GRAND JUNCTION, CO (970) 241-6782

NO.	REVISIONS