FEE $	10.00
TCP $	[redacted] 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 Teegan CT.

TAX SCHEDULE NO. 2945-192-28-001

SUBDIVISION Canyon Rim

FILING 4 BLK 5 LOT 1

(1) OWNER DAVID BABB

(1) ADDRESS 2141 Reddiff Cir G.J. 81503

(1) TELEPHONE 234-2222

(2) APPLICANT Same

(2) ADDRESS

(2) TELEPHONE

SQ. FT. OF PROPOSED BLDGS/ADDITION 4600

SQ. FT. OF EXISTING BLDGS 0

TOTAL SQ. FT. OF EXISTING & PROPOSED 4600

NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

USE OF EXISTING BUILDINGS New Res

DESCRIPTION OF WORK & INTENDED USE New Res

TYPE OF HOME PROPOSED:
✓ Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify) ____

REQUIRED: One plot plan, on 8 ½" 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

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

Side 15' from PL, Rear 30' from PL

Maximum Height 35'

Fire Dept approval recommended "A" due to Square footage

Maximum coverage of lot by structures 30 %

Permanent Foundation Required: YES ✓ NO ____

Parking Req'mt 2 ACCO approval req'd

Special Conditions ltr from lic eng. req'd

CENSUS ____ TRAFFIC N/A ANNX# ____

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 PE Daylen Henderson Date 4-16-04

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	W/O No. 17164
Utility Accounting [signature]		Date 4-16-04	

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)***

TO: MIKE FAX # 243-3145
FROM: KEITH @ AUTODRAFT PHONE 241-0782

PAGE 01 AUTODRAFT 04/12/2004 10:34 19702450315

: OWNER TO VERIFY ALL DETAILS
OR YOUR OWNERS ACCEPTANCE OF THESE ITEMS
UNLESS OTHER WISE NOTED
WORK AND EASEMENTS
TIONAL: SEE SEPARATE DRAWINGS BY OTHERS

Bayfield Ambulance 4-16-04

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

15'

18'8½"

30'

DRIVEWAY

14' EASEMENT

30'11

359 TEEGAN CT.

15'9

14' EASEMENT

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM- FILING 4
LOT NUMBER	1
BLOCK NUMBER	3
STREET ADDRESS	359 TEEGAN CT.
COUNTY	MESA
HOUSE SQ. FT.	2557 S.F.
LOT SIZE	21024.3 SQ. FT.
SETBACKS USED	FRONT 30' SIDES 15' REAR 30'

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

Bldg Dept:
Fire Dept approval recommended due to square footage

SCALE: 1/8" = 1'-0"

REVISIONS
A
B
C
D
E

JET DRAFT
DESIGN & DRAFTING SERVICES
GRAND JUNCTION, CO (970) 241-0782

ENGINEERED RESIDENTIAL HOMES
BY CUSTOM HOMES

DRAWN BY	AUTODRAFT
DATE	12-20-03
SCALE	1/8" = 1'-0"
SHEET	SHEET 5

\\F4-server\2004 WORK FILES\DWG FILES\ALL PLATS\CANYON RIM\FILING 4\CANYON RIM 4 LOTS AND GRADING 3-3.dwg, 04/12/2004 10:05:48 AM, HP LaserJet 1100 (MS)