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|--------|--------|
| FEE \$ | 10.00 |
| TCP \$ | 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 361 Teegan Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 4116
 TAX SCHEDULE NO. 2945-192-28-002 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION CANYON RM TOTAL SQ. FT. OF EXISTING & PROPOSED 4116
 FILING 4 BLK 5 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER CANYON Vista Custom Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2805 NORTHSTAR DR USE OF EXISTING BUILDINGS —
 (1) TELEPHONE 234-0808 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT John Bennett TYPE OF HOME PROPOSED:
 (2) ADDRESS 2805 NORTHSTAR DR Site Built Manufactured Home (UBC)
 (2) TELEPHONE 234-0808 Manufactured Home (HUD)
 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 X NO _____
 or _____ from center of ROW, whichever is greater
 Side 15'/20' easement on S from PL, Rear 30' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Letter from Engineer
 CENSUS A TRAFFIC Required 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 John Bennett Date 3-10-04
 Department Approval M. C. Jany Hall Date 3/25/04

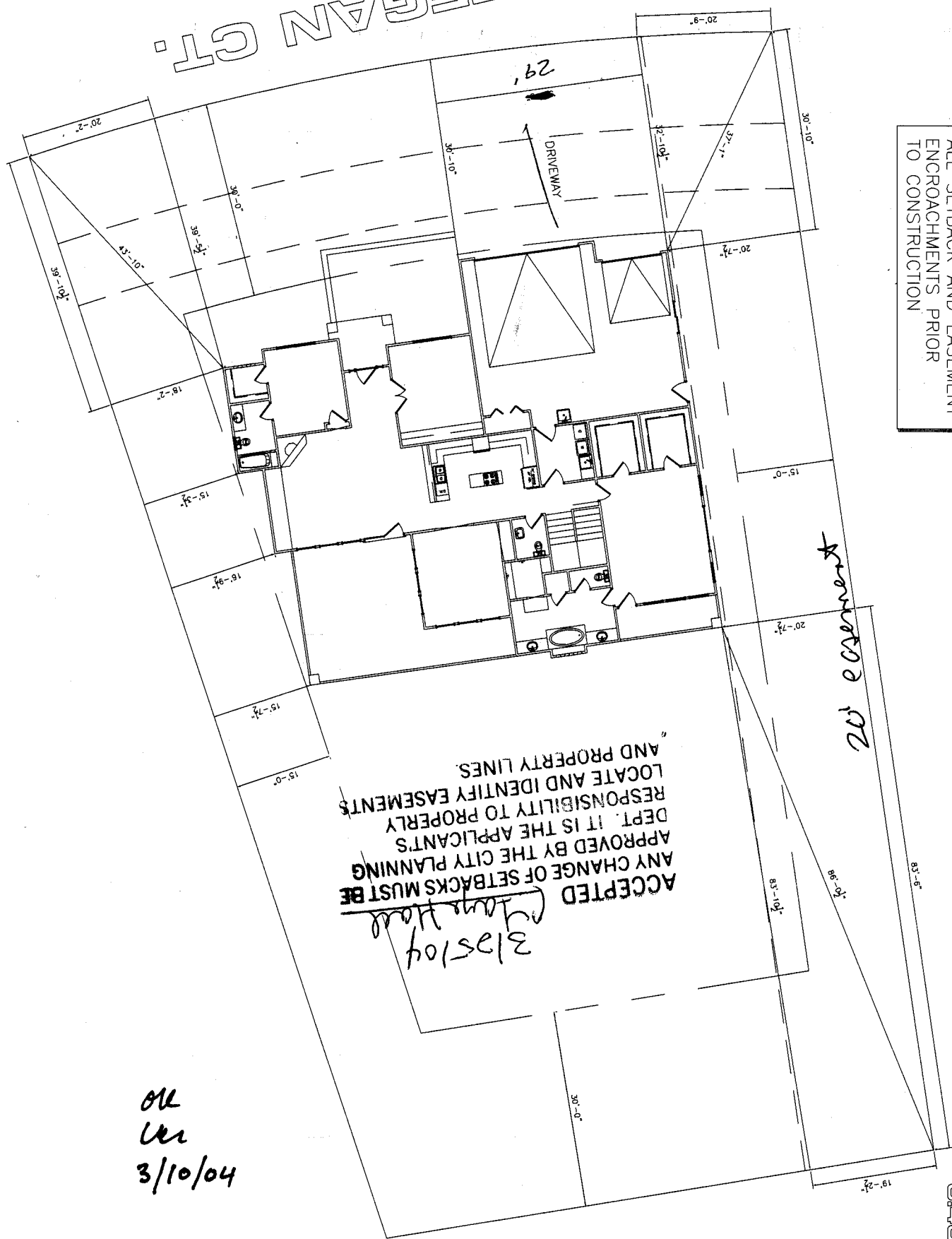
| | | | |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>17112</u> |
| Utility Accounting | <u>CM Cole</u> | Date | <u>3/25/04</u> |

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)

TEGAN CT.

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



ACCEPTED
3/10/04
Change Hand
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.

OK
OK
3/10/04



BLUENE
LOT 2
17628 SQ
0.40805999