

FEE \$	10.00
TCP \$	39.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 386 Teejon Ct
 Parcel No. 2945-192-27-008
 Subdivision Canyon Rim
 Filing Phase 4 Block 4 Lot 8

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2800
 Sq. Ft. of Lot / Parcel .368 ac.
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 5600
 Height of Proposed Structure 16'

OWNER INFORMATION:

Name Dave Brotherton
 Address 2144 Monument Vill. Cir.
 City / State / Zip GJ, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Dave Brotherton (Chad Wolfe)
 Address 2144 Monument Vill. Cir.
 City / State / Zip GJ, CO 81503
 Telephone 260-6002 (Chad Wolfe)

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 _____
 Side 15 from PL Rear 30 from PL Parking Requirement _____
 Maximum Height of Structure(s) 35 Special Conditions Engineered Foundation
 Voting District A Driveway Location Approval RATD req; A CCO appd req.
 (Engineer's Initials)

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 Chad Wolfe Date 7-4-06

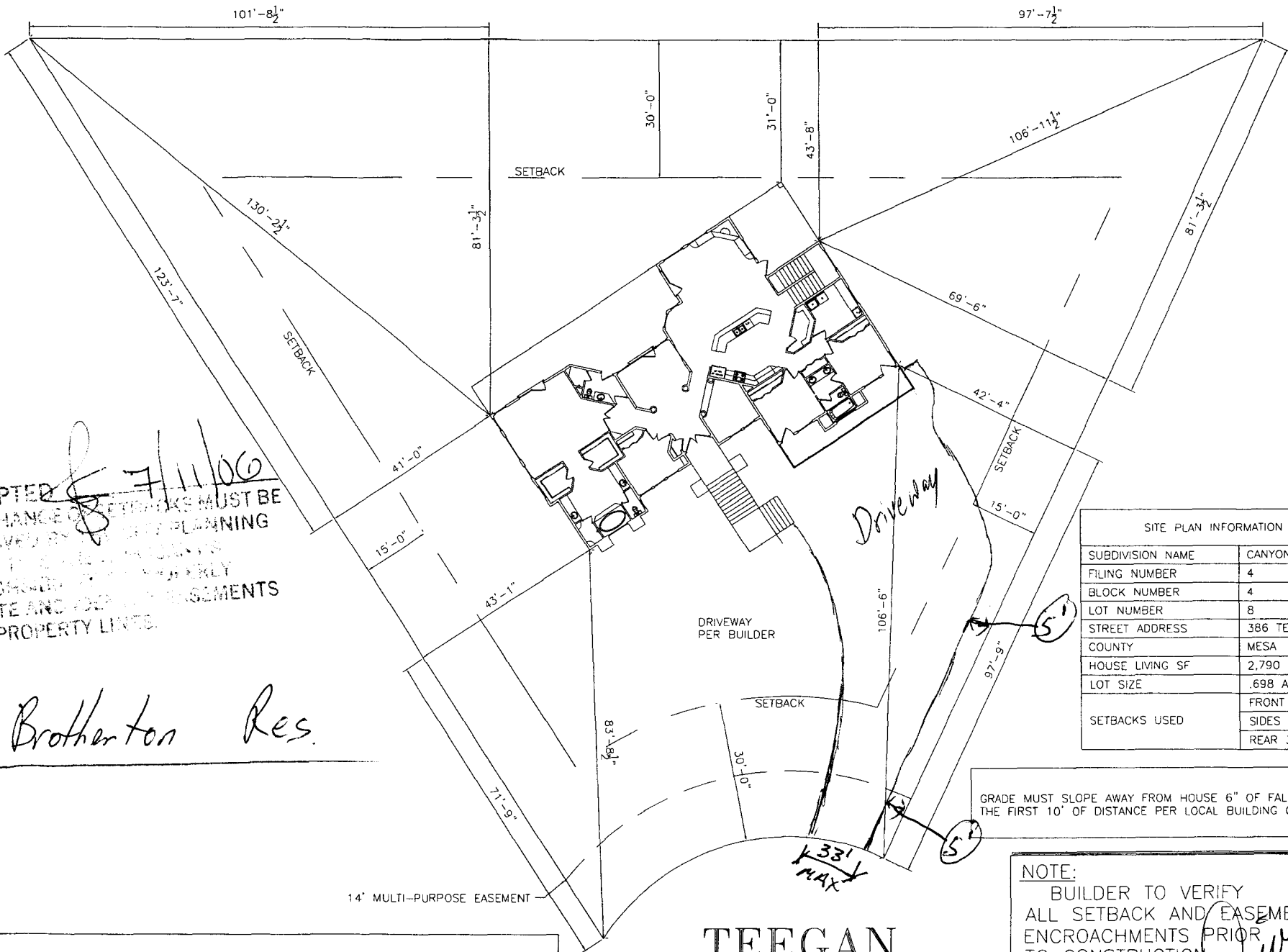
Department Approval JAR [Signature] Date 7/11/06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 19287

Utility Accounting Wolfe/owner Date 7-11-06

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)

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



ACCEPTED *[Signature]* 7/11/06
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE PLANNING DEPT. THE ARCHITECT'S RESPONSIBILITY IS TO PROPERLY LOCATE AND DEPEND ON EASEMENTS AND PROPERTY LINES.

Brotherton Res.

SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM
FILING NUMBER	4
BLOCK NUMBER	4
LOT NUMBER	8
STREET ADDRESS	386 TEEGAN
COUNTY	MESA
HOUSE LIVING SF	2,790 SF
LOT SIZE	.698 ACRES
SETBACKS USED	FRONT 30'
	SIDES 15'
	REAR 30'

GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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

[Signature] OK
 7-10-06

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

TEEGAN
 SCALE: 1"=30'