

FEE \$	10 ⁻
TCP \$	1589 39 ⁰⁰
SIF \$	460 ⁻

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 358 Teegen CT, No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2945-192-27-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3000
 Subdivision Canyon Rim Sq. Ft. of Lot / Parcel 19,799
 Filing 4 Block 4 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3300
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name Cliff Williams
 Address 358 Teegen CT,
 City / State / Zip G.I. 10 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Dave Bagg B/B custom Home
 Address PO Box 3527
 City / State / Zip G.I. 10 81502
 Telephone 234-2222

*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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>35'</u>		
SETBACKS: Front <u>30</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>30'</u>	Special Conditions <u>Foundation Settle from Licensed Eng</u>		
Voting District <u>A</u>	Driveway Location Approval _____	<u>Reg. Acco approval Required</u>	
	(Engineer's Initials)		

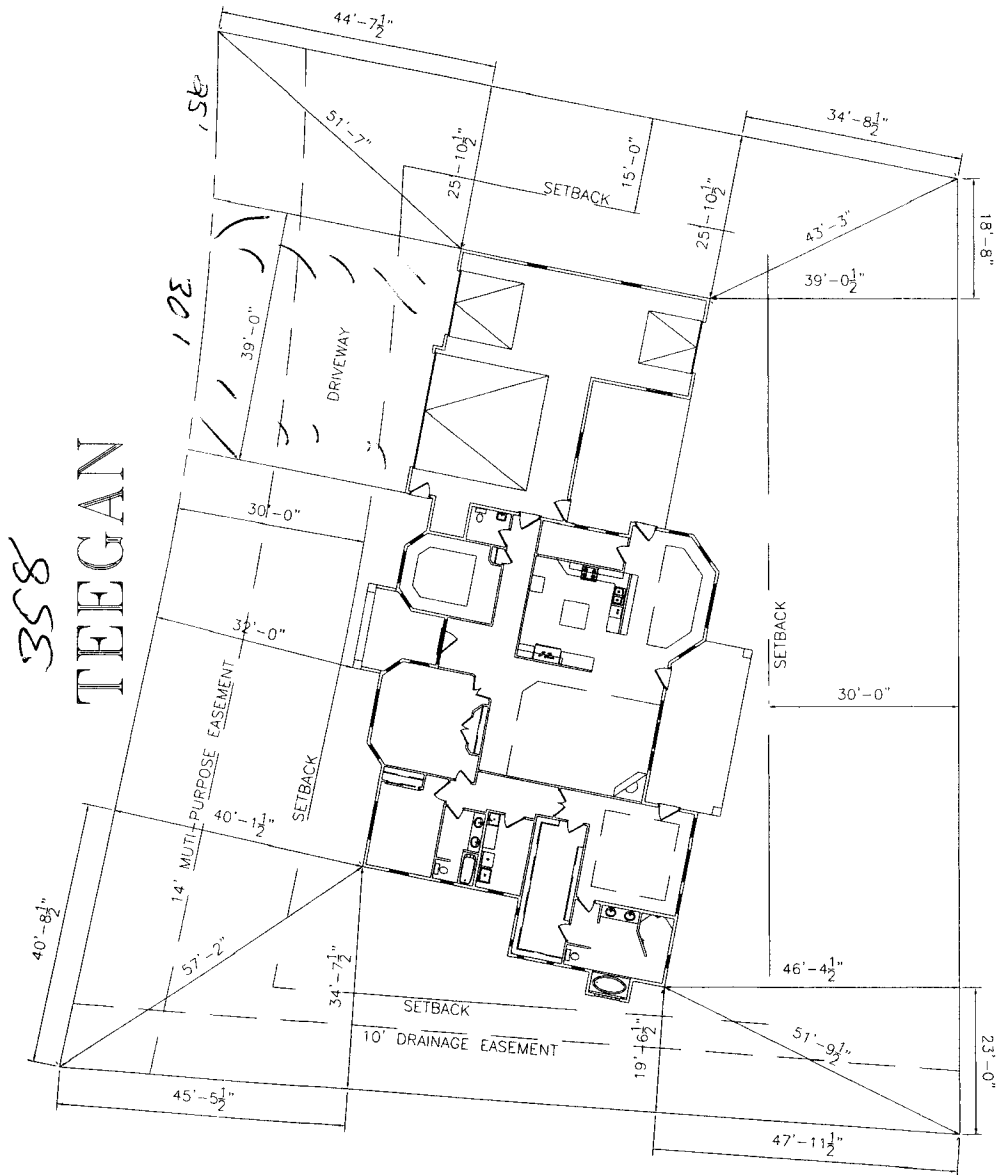
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 4-11-07
 Department Approval [Signature] Date 4-18-07

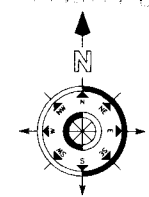
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>20157</u>
Utility Accounting <u>[Signature]</u>	Date <u>4-18-07</u>		

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 *WB*

CHANGES TO SETBACKS MUST BE APPROVED BY THE PLANNING DEPARTMENT. FOUNDATIONS MUST BE PROPERLY IDENTIFIED AND PROPERTY LINES.



SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM
FILING NUMBER	4
BLOCK NUMBER	4
LOT NUMBER	3
STREET ADDRESS	358 TEEGAN
COUNTY	MESA
HOUSE LIVING SF	2,973SF
LOT SIZE	19,794 SF
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.

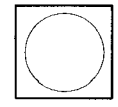
NOTE:
BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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

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

SCALE: 1"=30'-0"

REVISIONS	
1	
2	
3	
4	
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7	
8	
9	
10	



CLIFF & CINDY WILLIAMS
SITE PLAN

DRAWN BY	AUTODRAFT
DATE	1-14-07
SCALE	1/8" = 1'-0"
DATE	1-14-07
SITE	