

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

pd for sewer as well previous for residence

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

No. of Existing Bldgs 1 No. Proposed 3
 Sq. Ft. of Existing Bldgs 5000 Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 30,000[±]
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 11,000[±]
 Height of Proposed Structure 10' = pod house 13' = shop

OWNER INFORMATION:

Name Donna Nestle
 Address 386 Teegan Ct
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): pod house 3 shop 12x12 27x27

APPLICANT INFORMATION:

Name Donna Nestle
 Address 386 Teegan Ct
 City / State / Zip Grand Junction CO 81503
 Telephone 970 433-7042

***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 R-2 Maximum coverage of lot by structures 30%
 SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15'/3' from PL Rear 30'/5' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District A Driveway _____
 Location Approval _____
 (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 Donna Nestle Date 10-16/07
 Department Approval Payleen Henderson Date 10-16-07

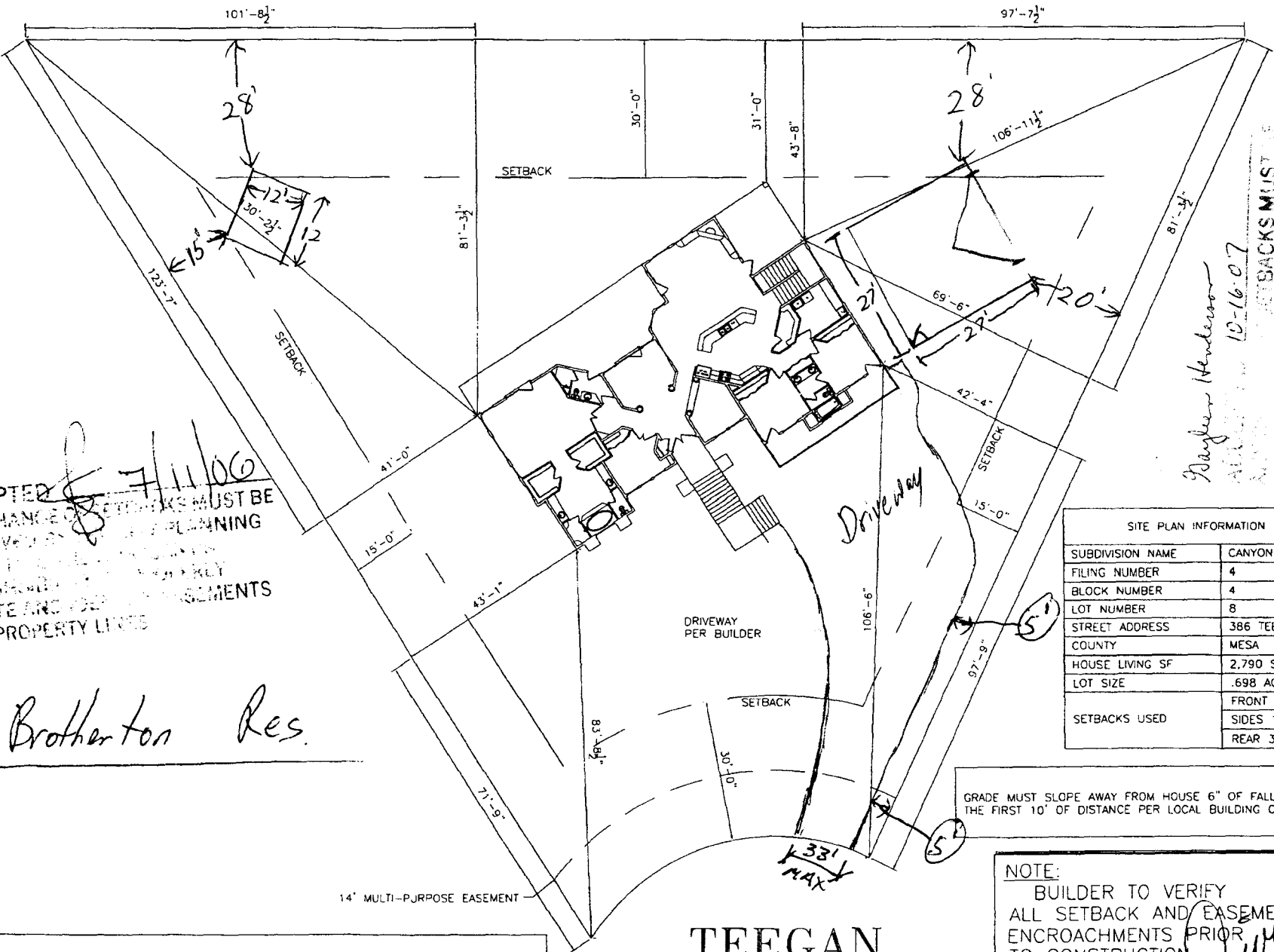
Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>garage only</u>
Utility Accounting <u>Dottie Karover</u>	Date <u>10-16-7</u>		

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 *7/11/06*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPT. THE BUILDER IS SOLELY
 RESPONSIBLE FOR VERIFYING
 LOCATE AND ADJUST EASEMENTS
 AND PROPERTY LINES

Brotherton Res.

Danjen Henderson
 ALL SETBACKS MUST BE
 APPROVED BY PLANNING
 DEPT. DATE 10-16-07



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

OK
7-10-06

- 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 OTHER WISE 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'