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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. 850430

Building Address 356 Tegan Ct.  
 Parcel No. 2945 19227 002  
 Subdivision Canyon Rim  
 Filing 4 Block 4 Lot 2

No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Sq. Ft. of Existing Bldgs 2400 Sq. Ft. Proposed 120  
 Sq. Ft. of Lot / Parcel 18,257  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2700  
 Height of Proposed Structure 24'

**OWNER INFORMATION:**

Name Williams Charlie  
 Address 356 Tegan Ct.  
 City / State / Zip G. J. CO 81507

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition 120 #F
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Dave Bagg B:B Custom Homes  
 Address P O Box 3527  
 City / State / Zip G. J. CO 81502  
 Telephone 234-2222

**\*TYPE OF HOME PROPOSED:**

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

**PAID**

**JUN 23 2009**

**PH**

NOTES: Add on to Master Bedroom

**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 PLANNING STAFF**

ZONE <u>R-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15</u> from PL Rear <u>30</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>30'</u>	Parking Requirement <u>2</u>
Voting District _____	Special Conditions <u>Letter from licensed engineer for foundation design required</u>
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 6-23-09  
 Planning Approval [Signature] Date 6/23/09

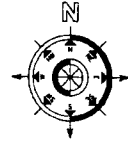
Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>no sewer/water</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/23/09</u>		

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ACCEPTED  
 6/23/07

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4-18-07  
 Wendy Sperry  
 Yvonne Aragon



SITE PLAN INFORMATION	
SUBDIVISION NAME	CANYON RIM
FILING NUMBER	4
BLOCK NUMBER	4
LOT NUMBER	2
STREET ADDRESS	356 TEEGAN
COUNTY	MESA
HOUSE LIVING SF	2,405 SF
LOT SIZE	18,289 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.

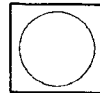
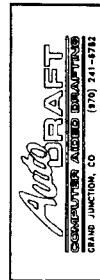
NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

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 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.

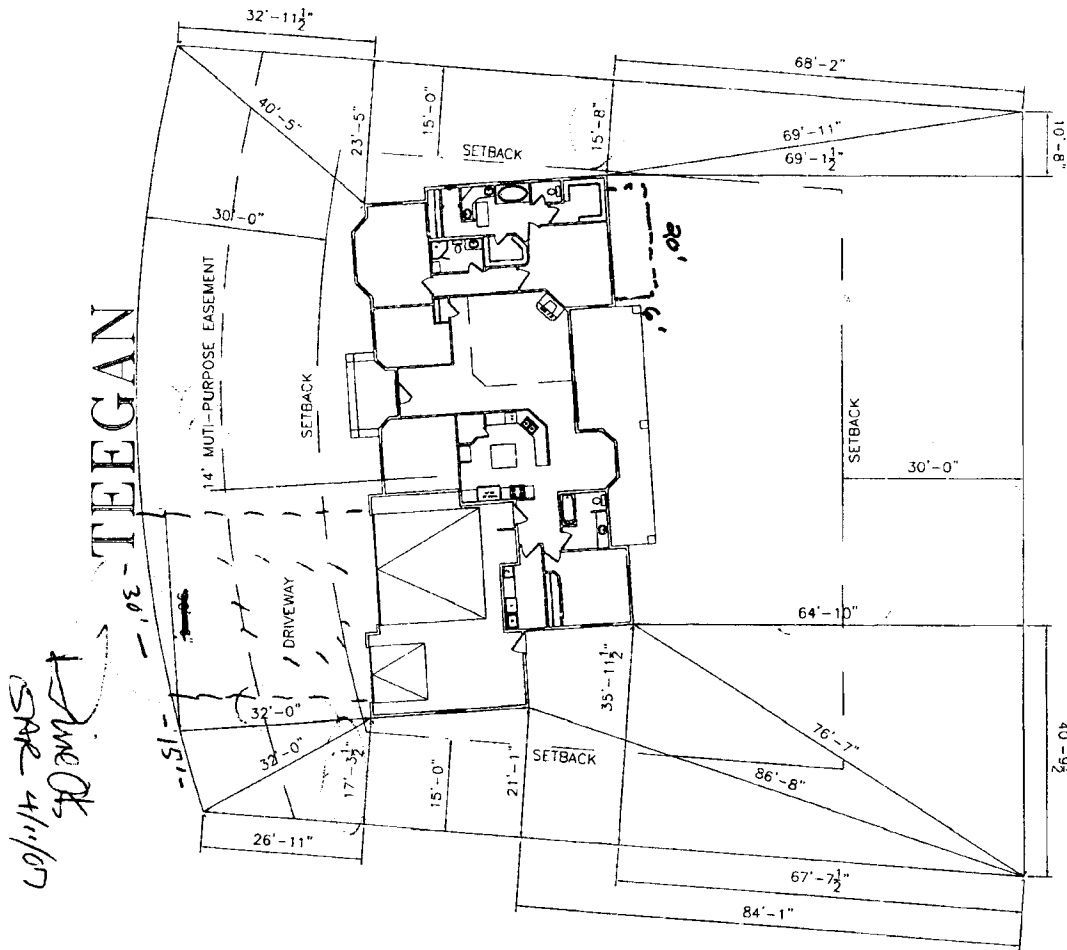
SCALE: 1"=30'-0"

REVISIONS	
1	
2	
3	
4	
5	
6	



CHARLES & CAROL WILLIAMS  
 SITE PLAN

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



Drive OK  
 SAR 4/11/07