

FEE \$	10.00
TCP \$	500.00
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 298 Rocky Pkwn SQ. FT. OF PROPOSED BLDGS/ADDITION 1631 SF
 TAX SCHEDULE NO. 2943-301-00-162 SQ. FT. OF EXISTING BLDGS N/A
2943-301-00-254
 SUBDIVISION Unawap Heights TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Pinnacle Homes NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 3111 FRD USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 241-6646 DESCRIPTION OF WORK & INTENDED USE New Const.
 (2) APPLICANT Pinnacle Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 3111 FRD Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 241-6646 _____ 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-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions eng foundation reqd
 "E" CENSUS _____ TRAFFIC _____ ANN# _____

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).

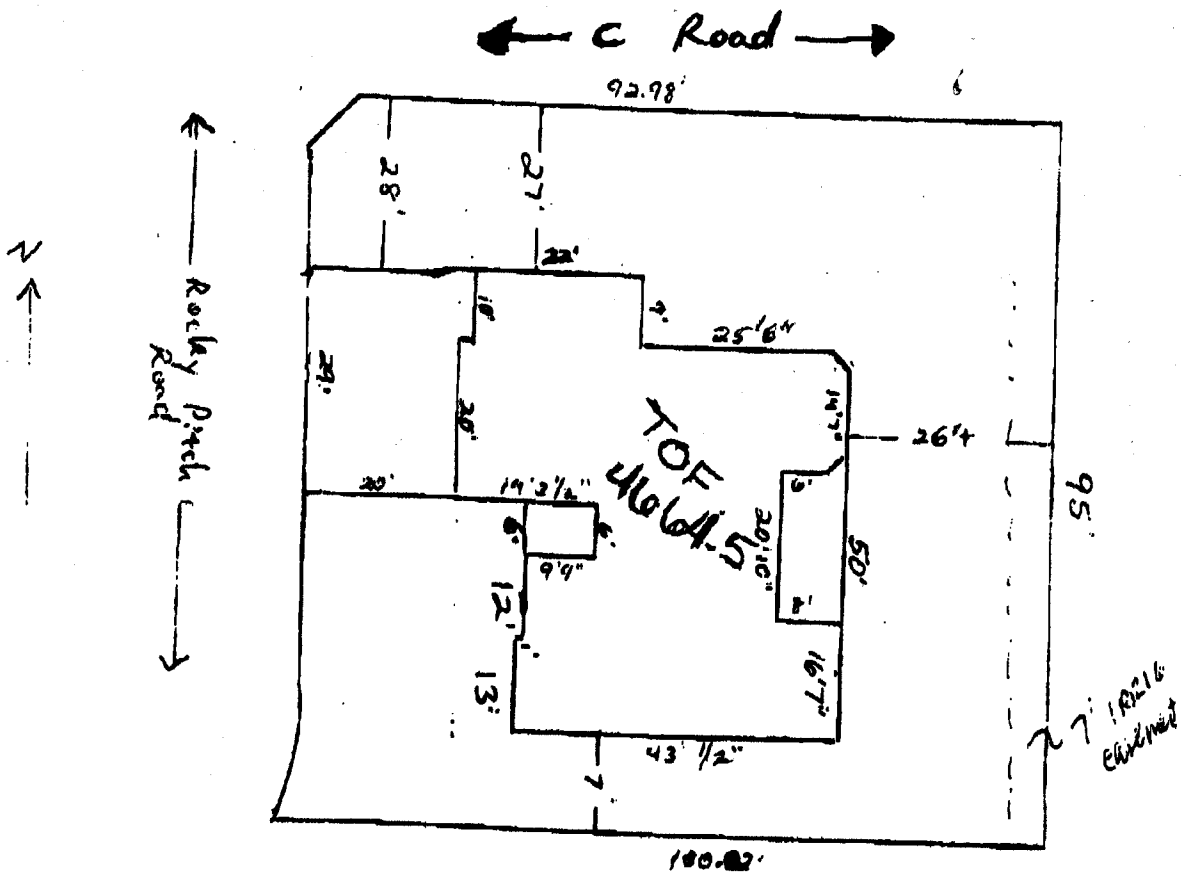
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Bell Green Bpkr Date 12-29-03
 Department Approval St Haylen Henderson Date 12-29-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Omj 4528</u>
Utility Accounting <u>Debbie Kauer</u>	Date	<u>12/29/03</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)



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u
 12/3/03

298 Rocky Pitch Rd
 Lot 1 Block 2
 Unsubdiv Heights
 Filings 1
 Burgers
 Tax # 2943-301-00-160
 2943-301-00-251

12-29-03
 ACCEPTED *Gayleen Henderson*
 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.