

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 299 Rocky Point SQ. FT. OF PROPOSED BLDGS/ADDITION Living 1897 Garage 56

TAX SCHEDULE NO. 2943-301-00-162 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Unawap Heights TOTAL SQ. FT. OF EXISTING & PROPOSED Living 1897 Garage 56

FILING 1 BLK 1 LOT 4 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 241-660416 DESCRIPTION OF WORK & INTENDED USE New home construction

(2) APPLICANT Paul Pinnacle Homes TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3111 FRD

(2) TELEPHONE 241-660416

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 req'd

"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 Ruth Isaac Byrd Date _____

Department Approval C. J. Hall Date 12/5/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>4522</u>
Utility Accounting	<u>OK</u>	Date	<u>12/5/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

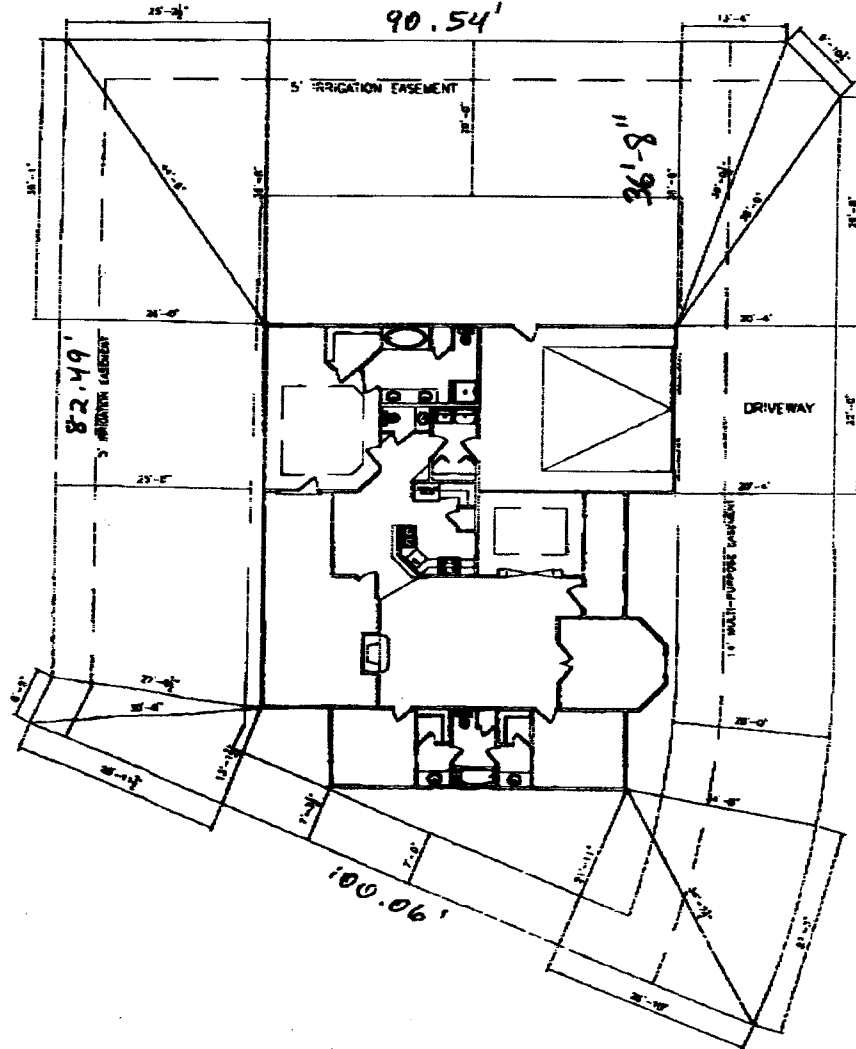
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE BUILDER OR OWNER OF ANY AND ALL UTILITIES
 OR STRUCTURES AND OR HOWsoever CONCEALED OF THESE TYPES
 TO BE LOCATED WITHIN WELDON TOWNSHIP SHALL
 VERIFY ALL SETBACKS AND EASEMENTS
 SHOWN BY A SURVEY. SEE TOWNHIP ORDINANCE BY ORDER

UNAWEEP HEIGHTS - FILING ONE

Attn.
 Laura
 & Gayleen

UNAWEEP COURT



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



BLOCK 1
 LOT 4
 10706 SQ. FT.

ROCKY PITCH

299 Rocky Pitch Rd.
 Lot 4 Block 1
 Filing 1
 UnawEEP Heights
 Tax # 2943-301-00-142
 # 2943-301-00-254

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 12/5/03

ACCEPTED
 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.