

FEE \$	10.00
TCP \$	1,500
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2877 Bear Canyon No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 294330185008 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1618.45
 Subdivision UnaWeep Heights Sq. Ft. of Lot / Parcel 17729. ^{living}
 Filing 2 Block 2 Lot 8 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1618.45 ^{living}

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 F Road
 City / State / Zip Grand Jet, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Pinnacle Homes
 Address 3111 F Road
 City / State / Zip Grand Jet, CO 81504
 Telephone 241-6646

***TYPE OF HOME PROPOSED:**

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

NOTES: New Home Construction

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-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>open hole foundation</u>		
Voting District <u>E</u>	Driveway Location Approval <u>UN</u> <u>Observation by Lic eng 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 10-25-04
 Department Approval NA [Signature] Date 11-2-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PL OMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/2/04</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 *John Aragon 11/2/04*
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.

PZ 10/22/04

8' 0"
49' 26' 55"
372.66' E
MULTI-PURPOSE EASEMENT

Lot 9
8507 Sq Ft

358' 30' 21" E
58' 79' 9" E

41' 03" 1/4"
19' 21" 1/2"
28' 26"

Block 2

TOF
4666.0

covered porch

17729 Sq Ft

drive ok car 10/28/04

37.71' 10' 11" 141.96'

589' 58' 04" W 397.08' 287' 287' Bear Canyon sandstone

294330185008

Filing 2 Lot 8 Block 2

58.88

39 Ft

Revised
11/17/04
C. Jay Hall

ACCEPTED
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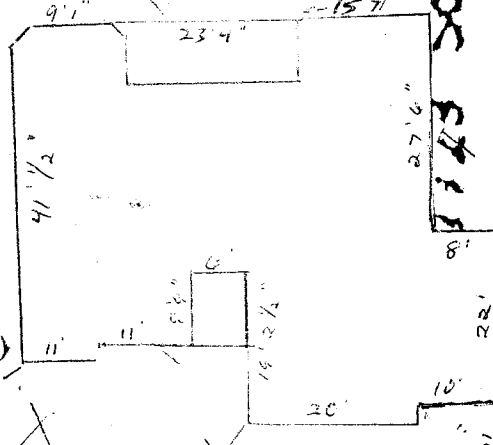
7'-00"
49'-26'-55"
= 372'-66"
MUD-PURPOSE EASEMENT

Lot 9
2507 Sq Ft

(53)

TOF
4666.0

538' 30" 21" E
538' 79" 21" E
70'



538' 27" 21" E 136.83'

71' drive did not change.

7
59 FT

37.71' 10' 0" 888' 141.96'

2877 RT Bear Canyon Sandstone
294330185008
filing 2 lot 8 block 2

2877 Beer Canyon Flat Work

1-28-05 *Gaylen Henderson*
ACCEPTED
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