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 2861 C Rd

TAX SCHEDULE NO. 2943-301-81-001

SUBDIVISION Dawson Heights

FILING 1 BLK 1 LOT 1

(1) OWNER Pinnacle Homes

(1) ADDRESS 3111 F Rd

(1) TELEPHONE 241-6646

(2) APPLICANT Pinnacle Homes

(2) ADDRESS 3111 F Rd

(2) TELEPHONE 241-6646

SQ. FT. OF PROPOSED BLDGS/ADDITION 1507 S.F.

SQ. FT. OF EXISTING BLDGS Garage 400

TOTAL SQ. FT. OF EXISTING & PROPOSED 1907

NO. OF DWELLING UNITS:
Before: Ø After: 1 this Construction

NO. OF BUILDINGS ON PARCEL
Before: Ø After: 1 this Construction

USE OF EXISTING BUILDINGS N/A

DESCRIPTION OF WORK & INTENDED USE New home construction

TYPE OF HOME PROPOSED:
X Site Built ____ Manufactured Home (UBC)
____ Manufactured Home (HUD)
____ Other (please specify) ____

REQUIRED: One plot plan, on 8 ½" 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

SETBACKS: Front 20' from property line (PL) or ____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL

Maximum Height 35'

"E"

Maximum coverage of lot by structures 50%

Permanent Foundation Required: YES ✓ NO ____

Parking Req'mt 2

Special Conditions ____

CENSUS ____ TRAFFIC ____ ANNX# ____

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 Bill Gross By KR Date ____

Department Approval Dist C. Faye Hall Date 4/8/04

Additional water and/or sewer tap fee(s) are required:	YES ✓	NO	WO No. OMS 1 #4563
Utility Accounting D Vanover		Date 4-8-04	

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)***

ACCEPTED 4/8/04 Faye Hall
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.

4/1/04

ACCEPTED C. Faye Hall 4/8/04
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.

4/1/04