

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 2869 Fall Creek Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1436 S.F
 TAX SCHEDULE NO. 2943-301-00-1603 SQ. FT. OF EXISTING BLDGS N/A Garage - 547 S.F
 SUBDIVISION Unawep Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 1983 S.F
 FILING 2 BLK 2 LOT 15 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Pinnacle Homes NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3111 F Rd USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 241-66646 DESCRIPTION OF WORK & INTENDED USE New home construction
 (2) APPLICANT Pinnacle Homes TYPE OF HOME PROPOSED:
 (2) ADDRESS 3111 F Rd Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 241-66646 _____ 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 5090
 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 _____
 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).

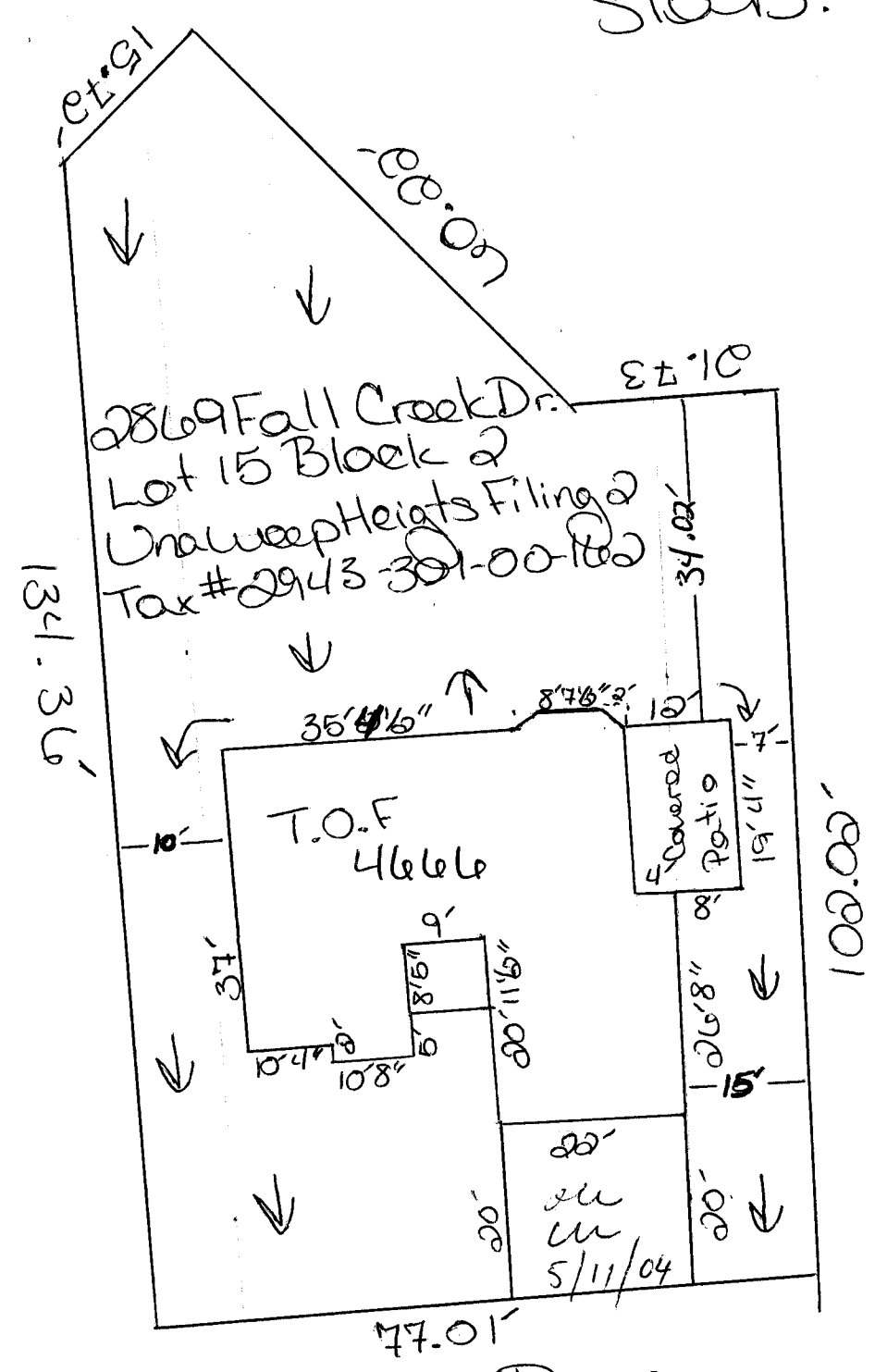
Applicant Signature Belle Grace Bytk Date 5-17-04
 Department Approval J.H. Gayle Henderson Date 5-17-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>PL 0MS0</u>
Utility Accounting	<u>D. Overholt</u>	Date	<u>5/17/04</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)

5-17-04 Daylene Henderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

Saphire Plus
 Garage Right
 Stucco Front
 Slab.



Pf 5/5/04

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