

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 2870 Fall Creek SQ. FT. OF PROPOSED BLDGS/ADDITION 1415 S.F.  
 TAX SCHEDULE NO. 2943-301-00-162 SQ. FT. OF EXISTING BLDGS Garage 598 S.F.  
 SUBDIVISION Unawoop Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2013 S.F.  
 FILING 2 BLK 3 LOT 4  
 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 USE OF EXISTING BUILDINGS N/A  
 DESCRIPTION OF WORK & INTENDED USE New Const.  
 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_  
 (1) OWNER Pinnacle Homes  
 (1) ADDRESS 3111 E Rd  
 (1) TELEPHONE 241-6646  
 (2) APPLICANT Pinnacle Homes  
 (2) ADDRESS 3111 E Rd  
 (2) TELEPHONE 241-6646

**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 Engineered Foundation Required  
 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 & Grace Bykh Date \_\_\_\_\_  
 Department Approval H.C. Jay Hall Date 5/21/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>GRSD #4585</u>
Utility Accounting <u>Okarave</u>	Date <u>5/21/04</u>		

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

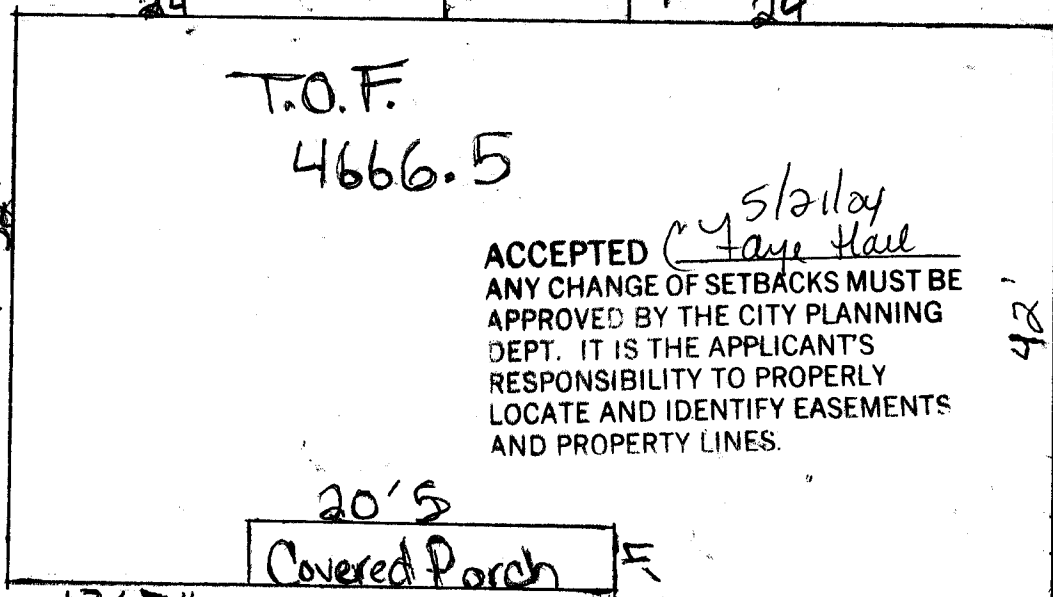
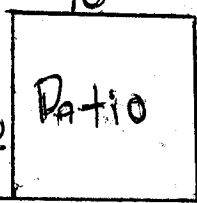
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

P7 5/17

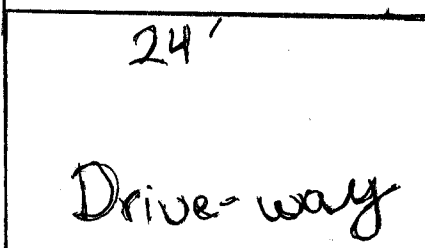
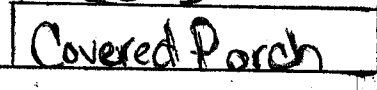
85'

2870 Fall Creek  
Lot 4 Block 3  
Unawep Heights  
Filing 2  
TAX # 2 943-301-00-162

Emerald  
Garage Right  
Full Stucco  
Slab



ACCEPTED <sup>5/21/04</sup> 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.



Fall Creek Drive 98' → N

on 5/21/04

100'

100'