

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 2873 Fall Creek No. of Existing Bldgs X No. Proposed 1
 Parcel No. 2943-301-85-017 Sq. Ft. of Existing Bldgs X Sq. Ft. Proposed _____
 Subdivision Unawep Heights Sq. Ft. of Lot / Parcel 11,119
 Filing 2 Block 2 Lot 17 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 Frd.
 City / State / Zip GT 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 Frd.
 City / State / Zip GT CO 81504
 Telephone 241-6646

***TYPE OF HOME PROPOSED:**

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

NOTES: _____

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 <u>X</u> NO _____
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>Eng foundation required</u> <u>(open hole observation required)</u>
Voting District <u>E</u> Driveway Location Approval <u>LM</u> (Engineer's Initials)	

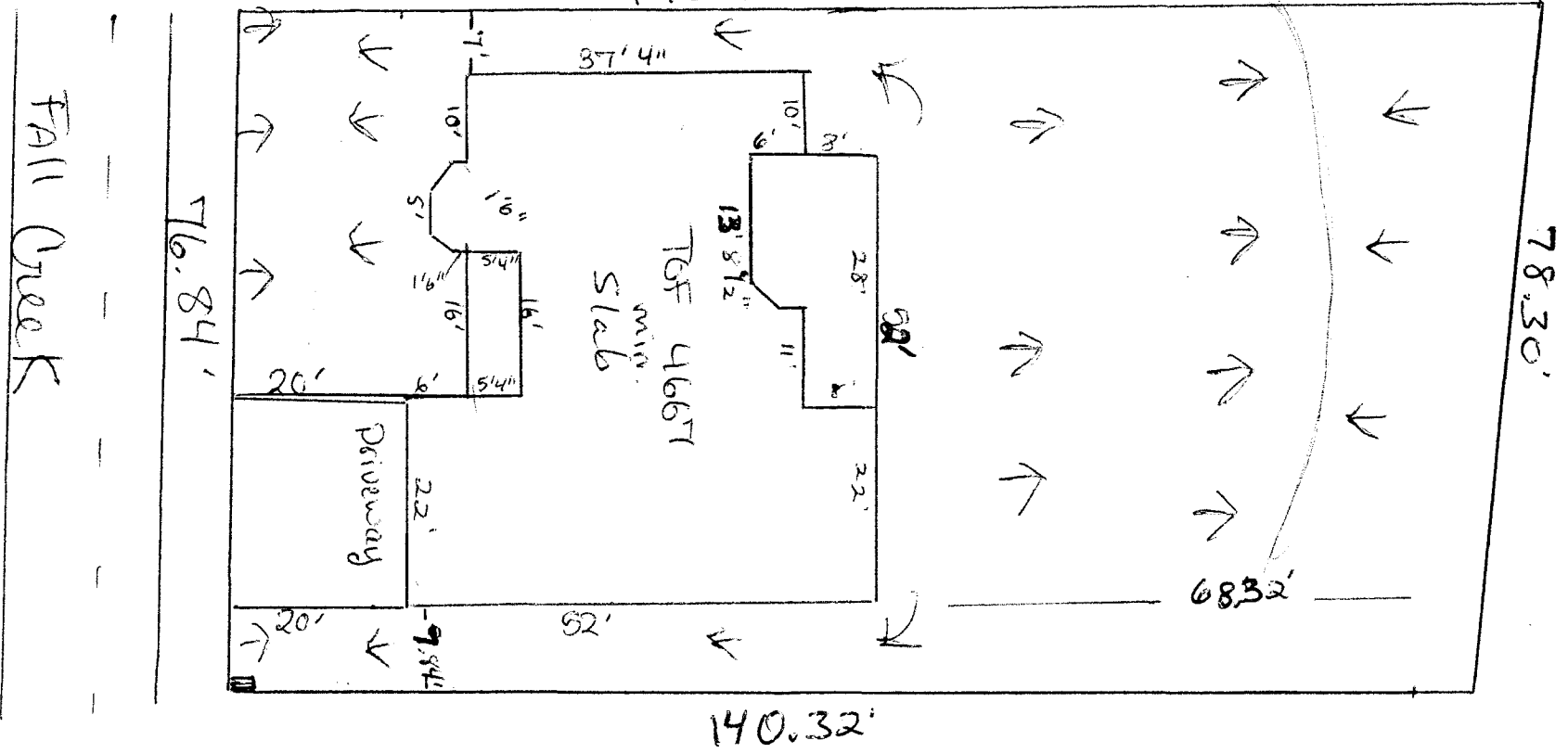
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 8/5/04
 Department Approval [Signature] Date 9-2-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OMSD #4656</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-2-04</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)



Fall Creek

76.84'

146.64'

78.30'

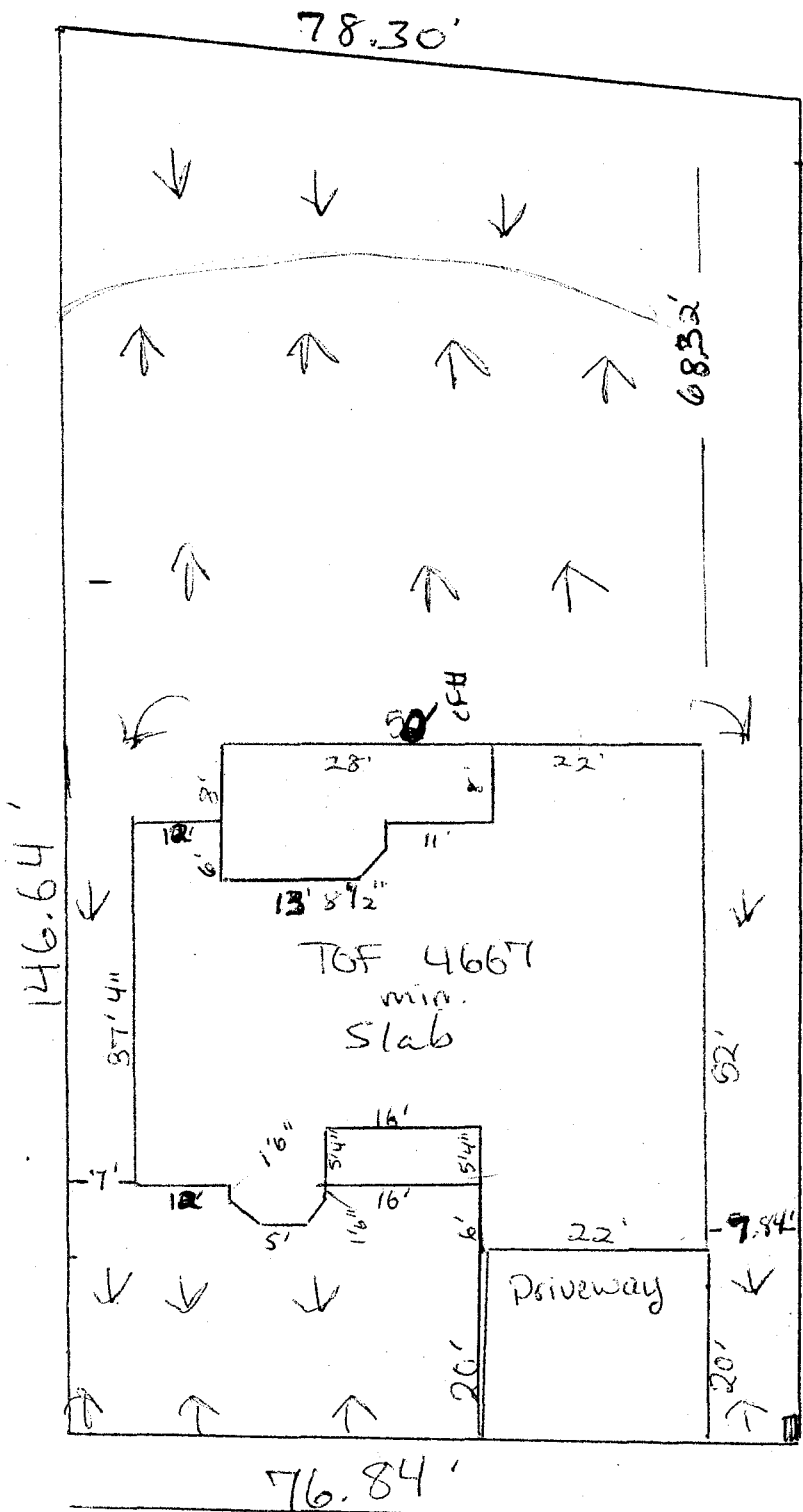
140.32'

9-2-04

ACCEPTED Daylen Henderson
 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.

DLR
 W
 2/10/04

PT 3/1/04
 2873 Fall Creek
 Bk 2 lot 17 Filing
 Trade
 Unadep Heights
 2943-301-85-017



2873 Fall Creek
 BIK 2 lot 17 Filing
 Jade

Unawep Heights
 2943-301-85-017

PI 3/2/04

Revised C. Jaye Hall 9/8/04
 9-2-04

Daylene Henderson

ACCEPTED
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 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
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 AND PROPERTY LINES.

or
 8/16/04