

FEE \$	10.00
TCP \$	500.00
SIF \$	298.00

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 2875 Fall Creek Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 2596 S.F.
 TAX SCHEDULE NO. 2943-301-00-162 SQ. FT. OF EXISTING BLDGS N/A Garage - 498 S.F.
 SUBDIVISION Unawep Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3,094 S.F.
 FILING 2 BLK 2 LOT 18 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 Const.
 (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 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater. Parking Req'mt 2
 Side 7' from PL, Rear 25' from PL Special Conditions Engineered foundation required
 Maximum Height 35' CENSUS _____ TRAFFIC _____ ANNEX# _____
E

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 Birk Date 5-17-04
 Department Approval NA Gaylen Henderson Date 5-17-04

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>D Overholt</u>	Date <u>5/17/04</u>		

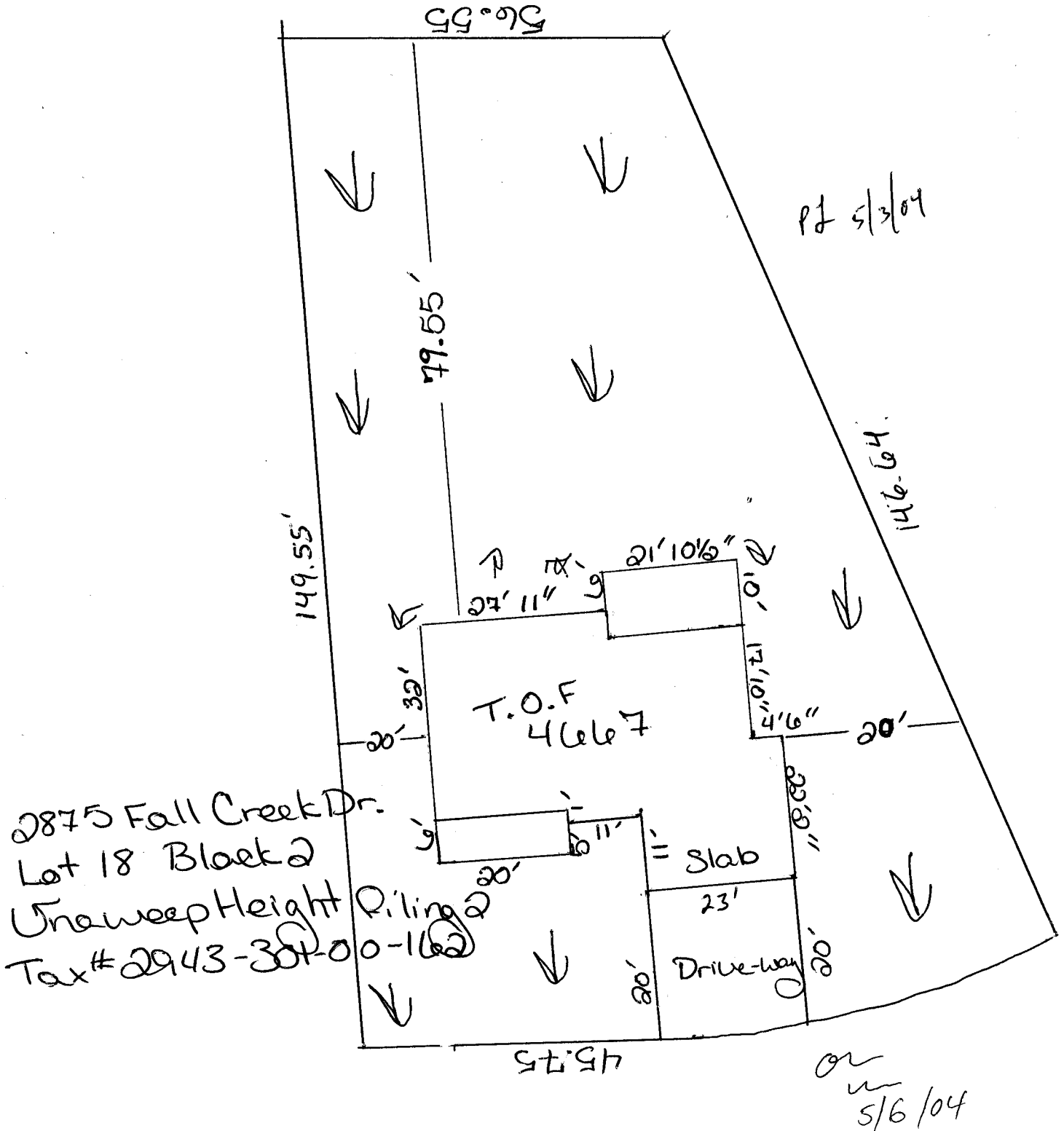
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

Ivory
Garage Right
Stucco Front

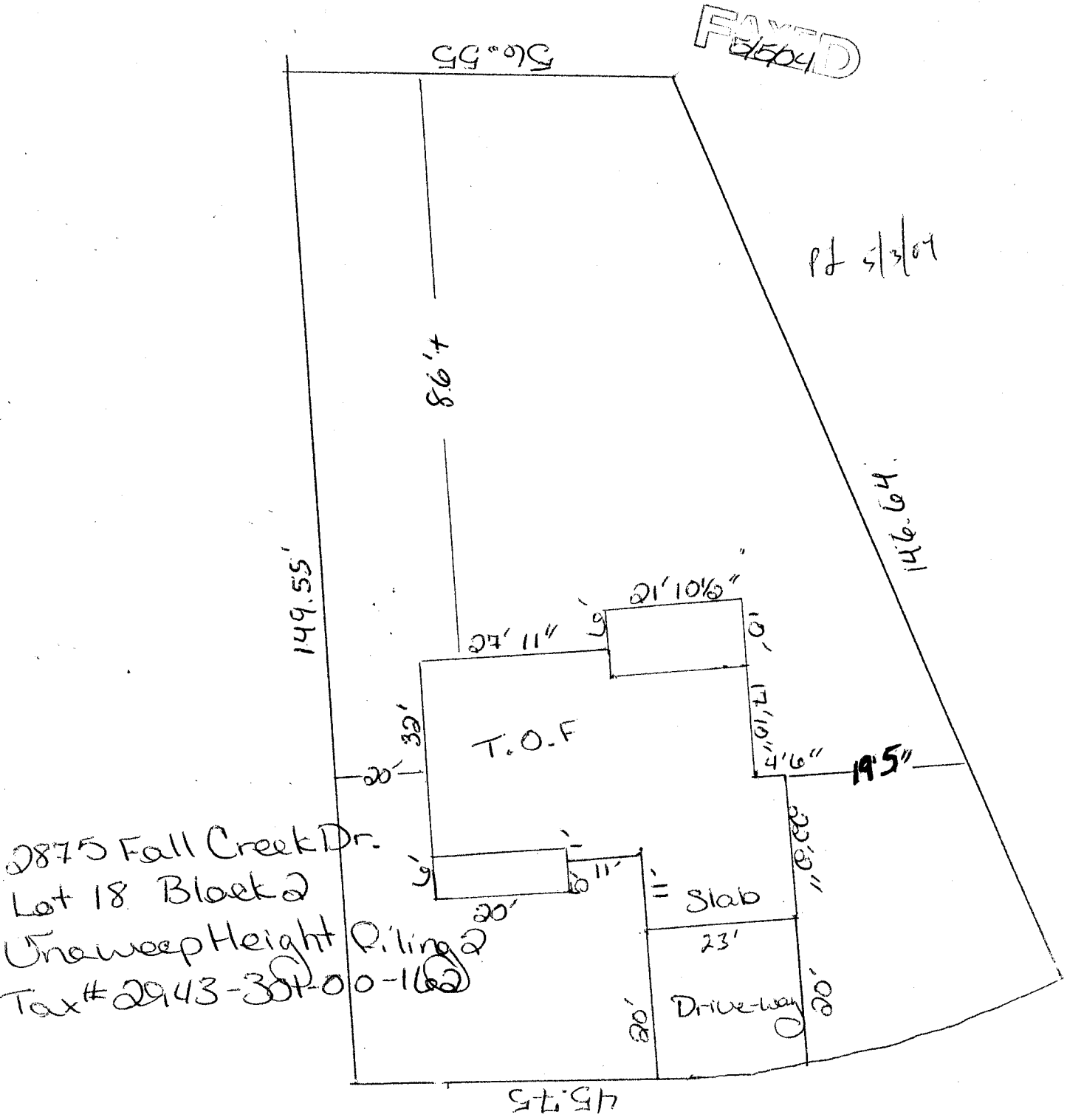
5-17-04

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.



Ivory
Garage Right
Stucco Front

6-7-04
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.



2875 Fall Creek Dr.
Lot 18 Block 2
Unweep Height Riling 2
Tax # 2943-301-00-162