

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 276 Bill Creek
 Parcel No. 2943-301-86-007
 Subdivision Umawep Heights
 Filing 2 Block 3 Lot 7

No. of Existing Bldgs X No. Proposed _____
 Sq. Ft. of Existing Bldgs X Sq. Ft. Proposed 1437 home
 Sq. Ft. of Lot / Parcel 10,056
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 7 Rd
 City / State / Zip AA 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 7 Rd
 City / State / Zip AA 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Open hole foundation
 Voting District E Driveway Location Approval M observation required by a licensed engineer prior to construction
 (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 _____ Date 8/26/04
 Department Approval Jay Hall Date 8/26/04

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. pd @ OMSD
 Utility Accounting Q Date 8/26/04

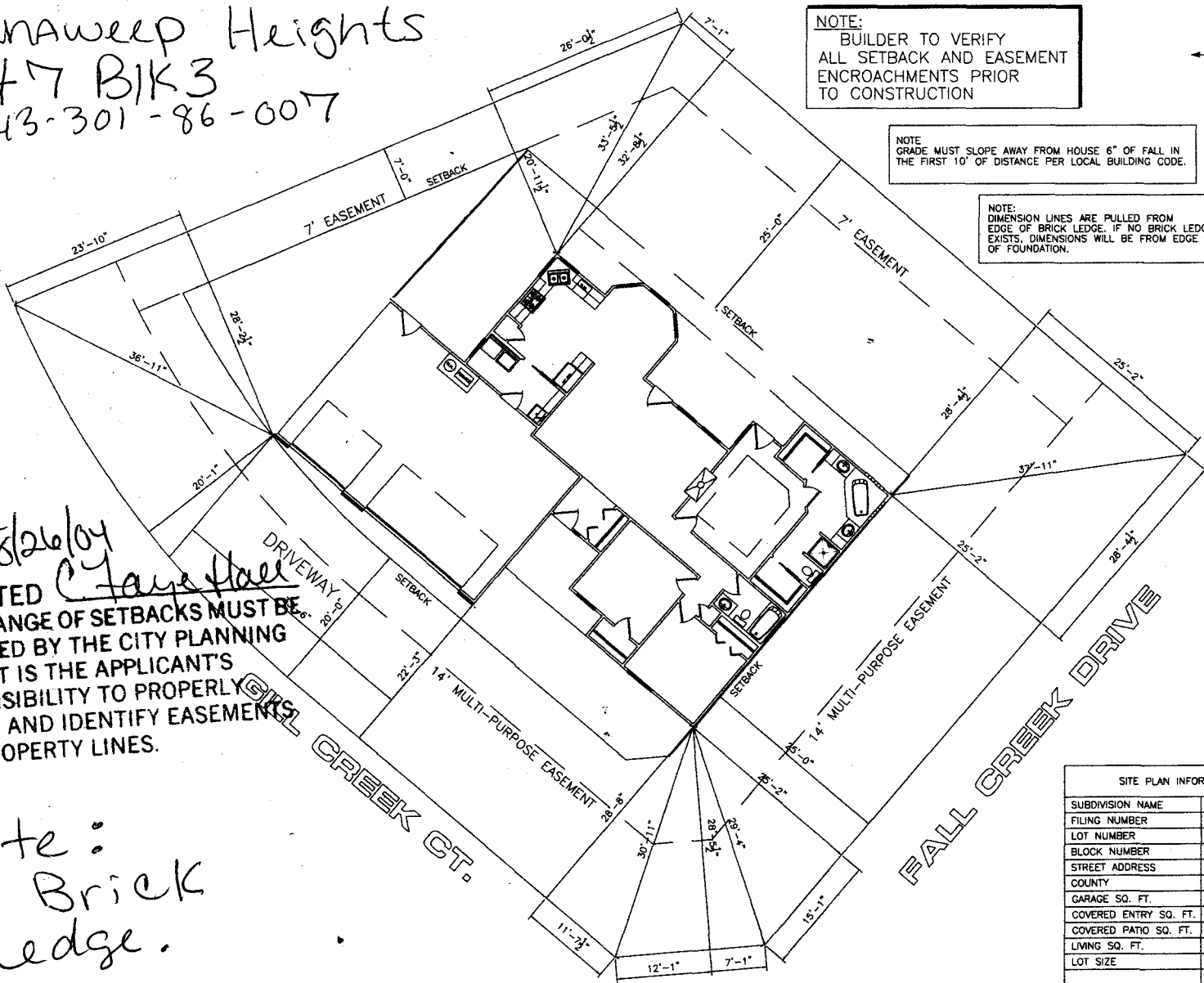
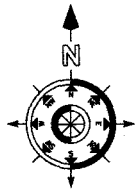
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

276 Gill Creek
 Unawep Heights
 lot 7 B1K3
 2943-301-86-007

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.



8/26/04
 ACCEPTED *Clay 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.

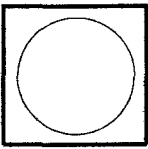
Note:
 No Brick
 ledge.

SCALE: 1"=20'

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
LOT NUMBER	7
BLOCK NUMBER	3
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	738
COVERED ENTRY SQ. FT.	90
COVERED PATIO SQ. FT.	153
LIVING SQ. FT.	1438
LOT SIZE	10056
SETBACKS USED	FRONT 20' SIDES 7' AND 25' REAR 25'

dw
 8/16/04

AutoDRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO (970) 241-672



PINNACLE HOMES
 UNAWEEP HEIGHTS FILING 2
 UNAWEEP HEIGHTS-F2-BLOCK 3 LOT 7

DRAWN BY
AUTODRAFT
 FILE NAME
 DATE
 X-X-01
 SCALE
 1/8" = 1'-0"
 SHEET
SHEET 3