

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 292 Gill Creek Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1,897 S.F.
 TAX SCHEDULE NO. 2943-301-00-1102 SQ. FT. OF EXISTING BLDGS Garage 545 S.F.
 SUBDIVISION Unawap Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 2,439
 FILING 2 BLK 3 LOT 80 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 241-6646 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 241-6646 _____ 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
 Side 7' from PL, Rear 25' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions Eng foundation req'd
"E" 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 Bill Grace JM Date 5/21/04
 Department Approval C Jay Hall Date 5/21/04

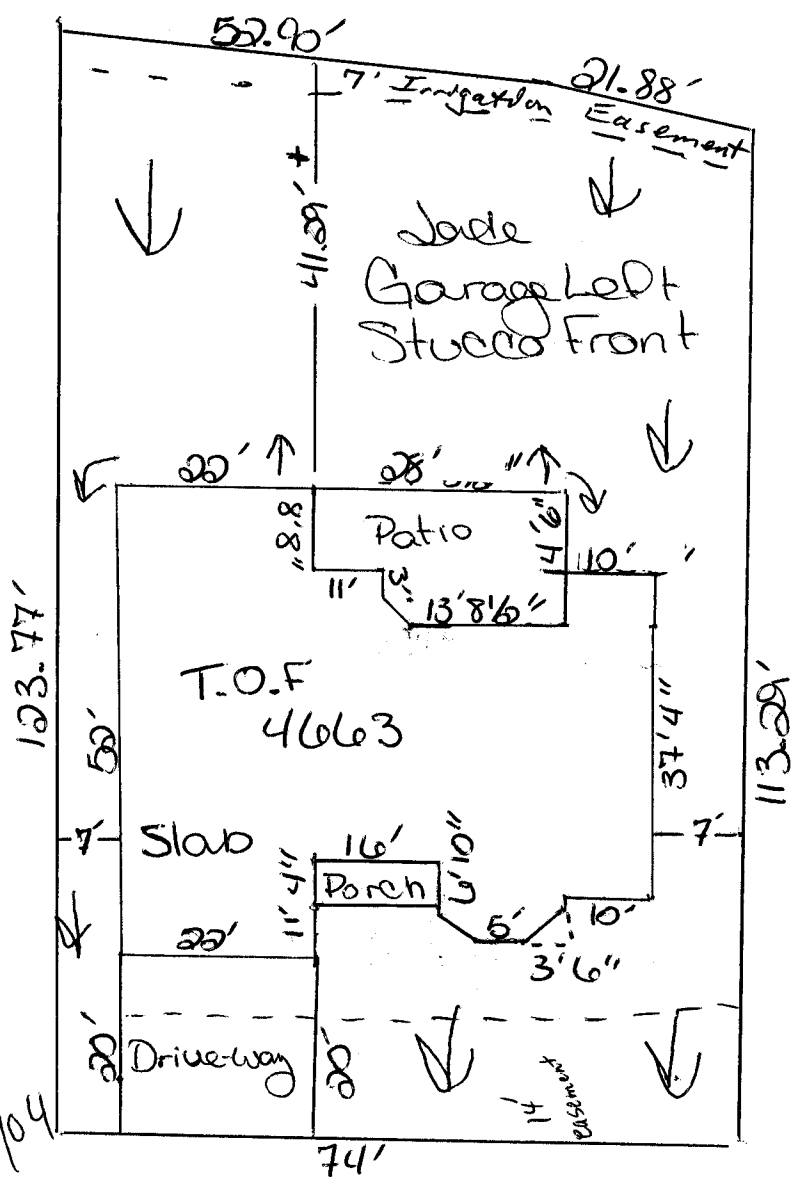
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>3msd #4586</u>
Utility Accounting <u>10 Krower</u>	Date <u>5-21-04</u>		

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)

292 Gill Creek Ct
 Lot 22 Block 3
 Unawoop Heights Filing 2
 Tax # 2493-301-00-162

ACCEPTED C. J. 5/2/04
 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.



PJ 5/5/04

OK W 5/14/04

N ←

← Gill Creek Ct. →