

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 694 Gill Creek
 Parcel No. 294330186023
 Subdivision Unawep Heights
 Filing 2 Block 3 Lot 23

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,436.5 ^{living}
 Sq. Ft. of Lot / Parcel 11,250
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1,436.5 ^{living} and garage 547.65

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 F Road
 City / State / Zip Grand Jct, 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 F Road
 City / State / Zip Grand Jct, CO 81504
 Telephone 970-241-6646

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: New Home Construction

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
 SETBACKS: Front 20' from property line (PL)
 Side 7' from PL Rear 25' from PL
 Maximum Height of Structure(s) 35'
 Voting District E Driveway Location Approval U
 (Engineer's Initials)

Maximum coverage of lot by structures 50%
 *Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions *Engineered Foundation Required.
FP-2003-1165
open hole foundation observation

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 10-25-04
 Department Approval [Signature] Date 11/10/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="radio"/>	NO <input type="radio"/>	W/O No. <u>Pd 0msd</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/10/04</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)

294 Gill Creek
 Filing 2
 Block 3
 294330186
 TOF 466300

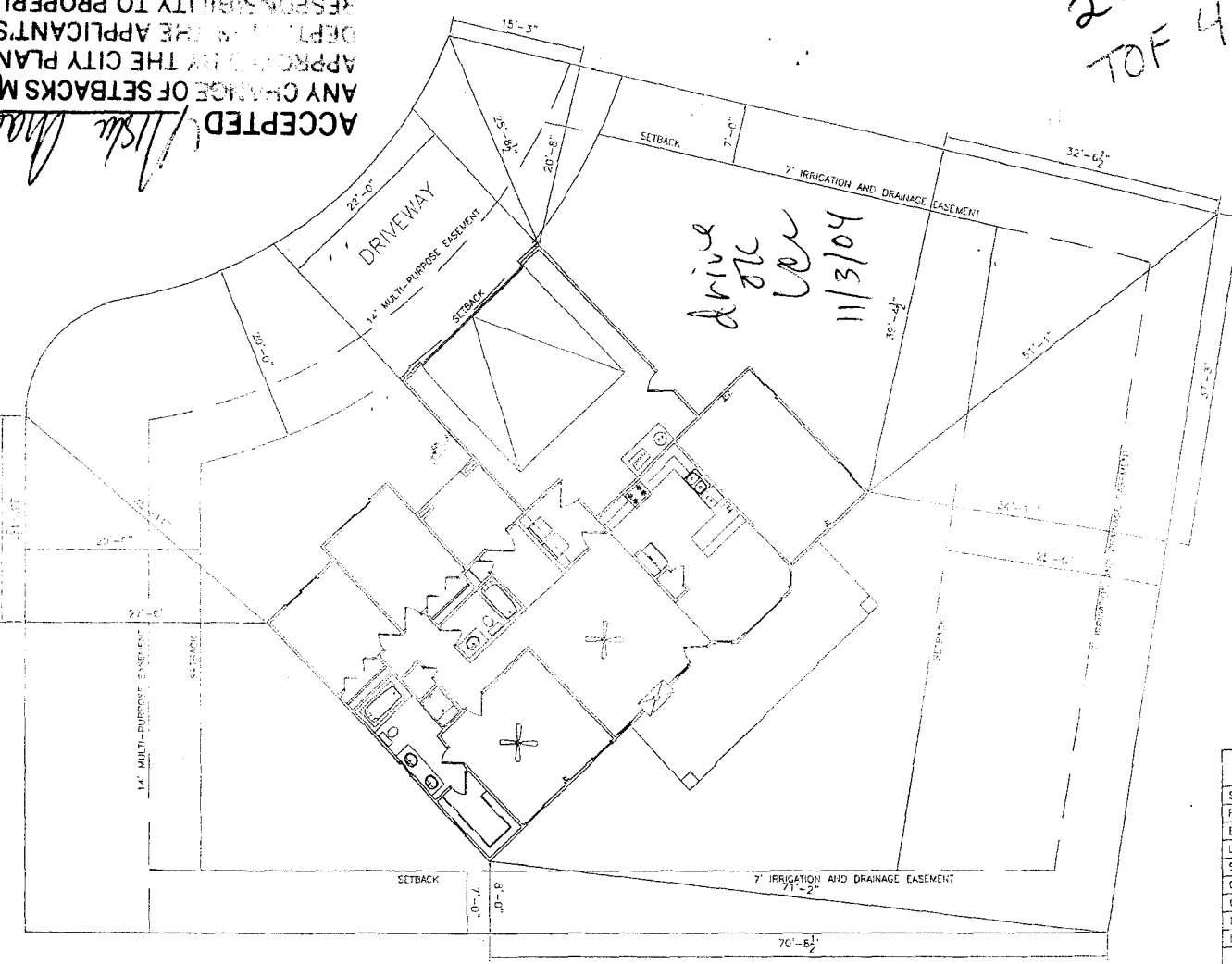
ACCEPTED 11/3/04
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Bellikula

ACCEPTED
 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.

11/3/04
Ms. Moore

GILL CREEK COURT



drive
 etc
 11/3/04



NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6\"/>

12/10/28

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

NOTE:
 DIMENSION LINES ARE HIDDEN FROM EDGE OF GRAY COLOR. IF IN GRAY COLOR, DIMENSION WILL BE FROM FACE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	23
STREET ADDRESS	294 GILL CREEK COURT
COUNTY	MESA
GARAGE SQ. FT.	546 SF
LIVING SQ. FT.	1672 SF
LOT SIZE	11,250 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'