

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 298 Gill Creek
 Parcel No. 294330186025
 Subdivision Unaweeep Heights
 Filing 2 Block 3 Lot 25

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1
 Sq. Ft. of Lot / Parcel 9,984
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2,168.44

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 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 <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>open hole foundation</u>		
Voting District <u>E</u>	Driveway Location Approval _____ (Engineer's Initials)	<u>observation by a licensed engineer is required prior to foundation construction.</u>	

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 11/29/04

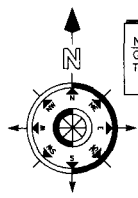
Department Approval [Signature] Date 12/13/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>FD@omsd</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/13/04</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)

294330186025.

TOF 4663.5



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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	25
STREET ADDRESS	298 GILL CREEK COURT
COUNTY	MESA
GARAGE SQ. FT.	771 SF
LIVING SQ. FT.	2168 SF
LOT SIZE	9984 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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

14' MULTI-PURPOSE EASEMENT

GILL CREEK COURT

DRIVEWAY

SCALE: 1"=20'

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
THE CITY PLANNING
DE APPLICANTS
LOCALITY TO PROPERLY
AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

[Signature]
12-13-04

*Print Plans
12-10-04*