

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 2867 Bear Canyon Ct. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 301 85 003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2598 sf.
 Subdivision Unawep Heights Sq. Ft. of Lot / Parcel 231
 Filing a Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 E rd
 City / State / Zip GJ 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 E rd
 City / State / Zip GJ 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 <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 <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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>Engineered Foundations Required.</u>
Voting District <u>E</u> Driveway Location Approval <u>RAD</u> (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).

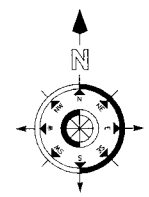
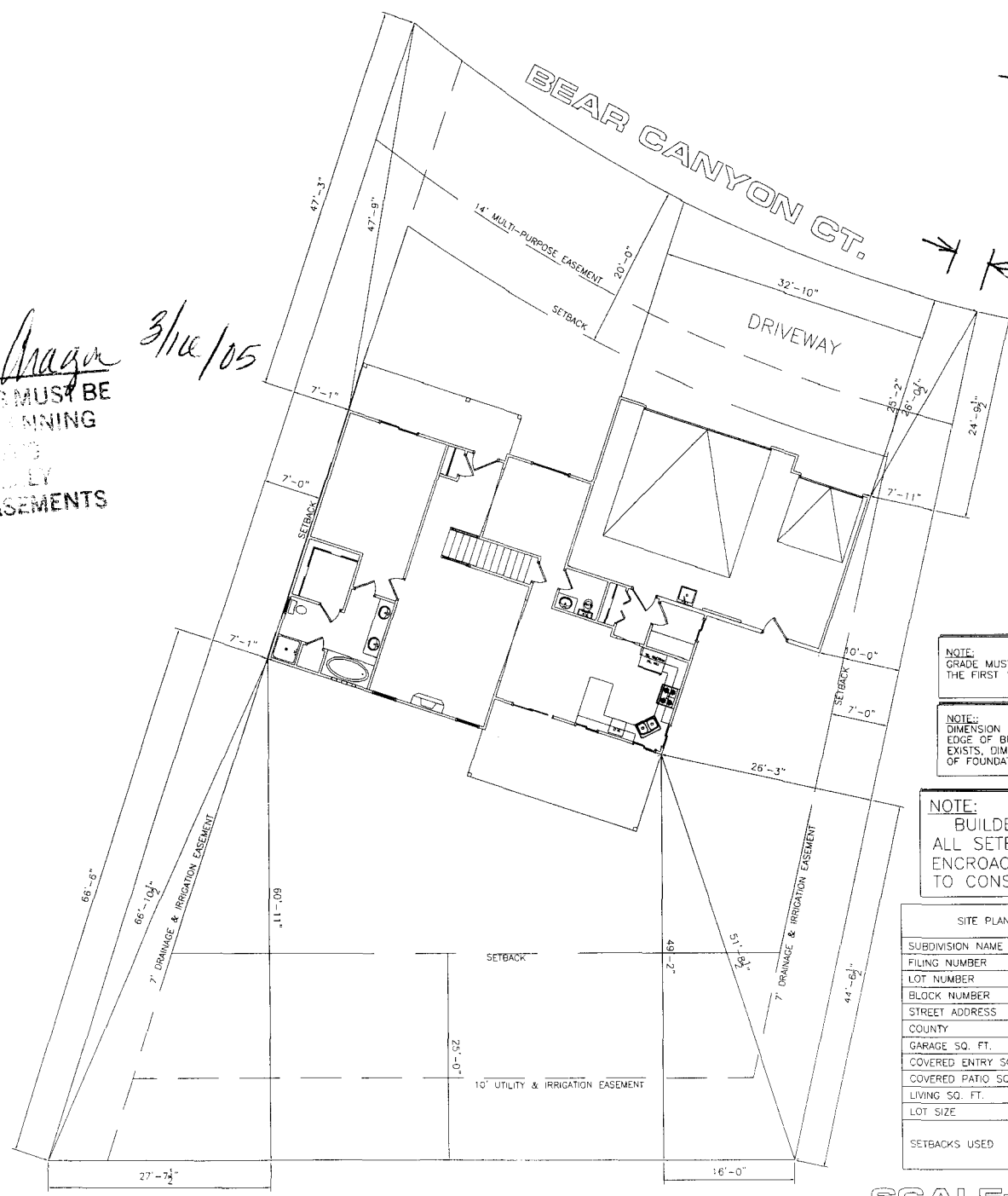
Applicant Signature Bill Grace by Muriel M. Date _____
 Department Approval BP Ullish Magon Date 3-16-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>PD OMSD</u>
Utility Accounting <u>Binsley</u>	Date <u>3/16/05</u>

Handwritten signature and date: 3/11/05

ACCEPTED *Yusuf Araga*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT WILL ONLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

3/11/05



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.

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

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	2867 BEAR CANYON CT.
COUNTY	MESA
GARAGE SQ. FT.	700 SF
COVERED ENTRY SQ. FT.	121 SF
COVERED PATIO SQ. FT.	218 SF
LIVING SQ. FT.	2599 SF
LOT SIZE	10,082 SF
FRONT 20'	
SIDES 7'	
REAR 25'	

SCALE: 1"=20'-0"