

FEE \$ 10.00  
 TCP \$ 500.00  
 SIF \$ 292.00  
 \$ 1802.00

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

BLDG PERMIT NO. A

Building Address 2872 Bear Canyon Ct No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 294330185012 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1895 SF

Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 11,581 SF

Filing 2 Block 2 Lot 12 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 0 ~~1895~~ living 598 Garage

**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 <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>Open hole foundation observation by a licensed engineer; no full depth-basements permitted. (see plat notes)</u>		
Voting District <u>E</u> Driveway Location Approval _____ <small>(Engineer's Initials)</small>			

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 12-27-04

Department Approval [Signature] Date 1-11-05

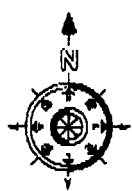
Additional water and/or sewer tap fee(s) are required.	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL 0MSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>1/11/05</u>		

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)

ACCEPTED *Nick Maga* 1-11-05  
 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.

TOF  
 4665.5

SCALE: 1" = 20'-0"

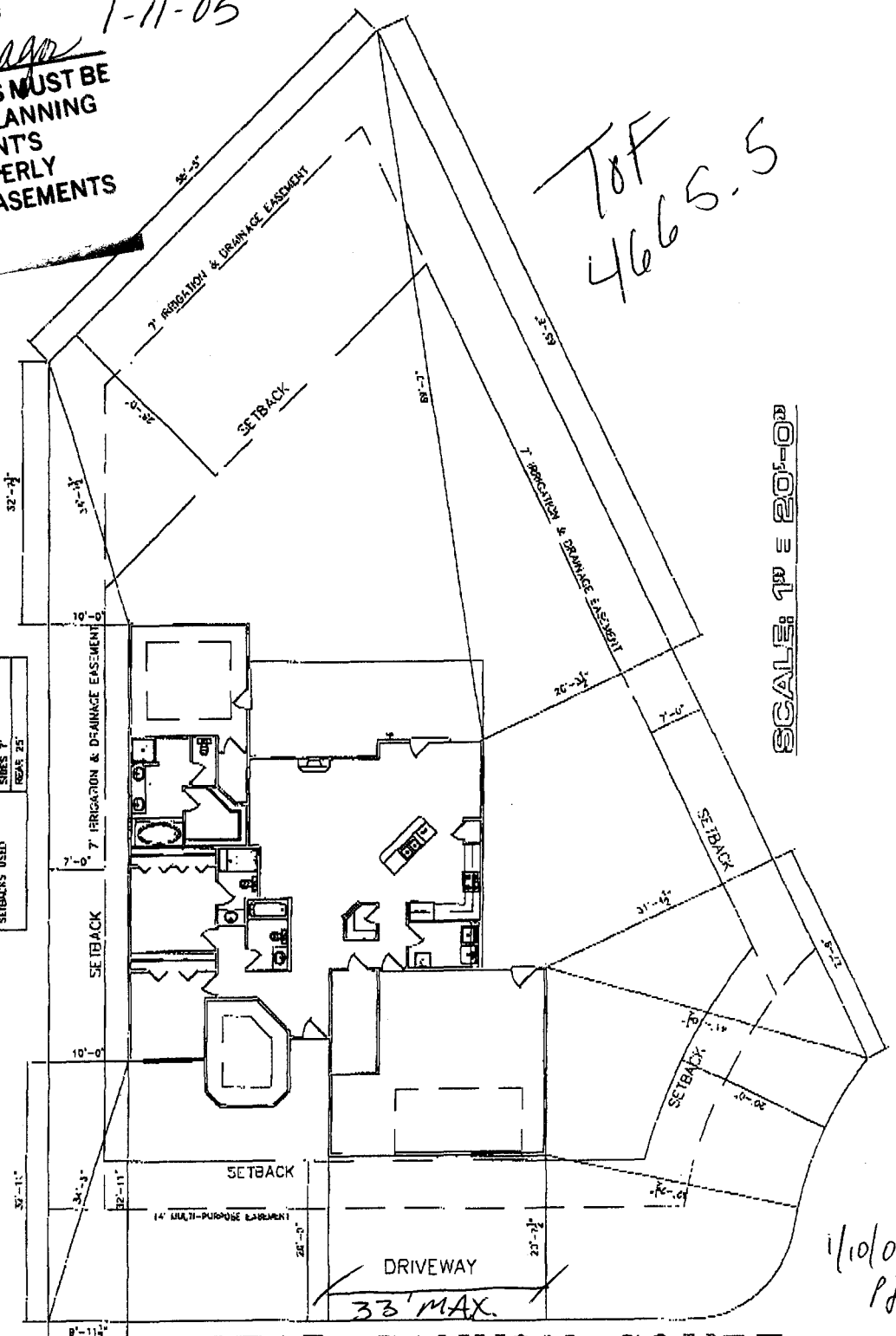


NOTE:  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNMIRRED HEADS
PURVEY NUMBER	2
LOT NUMBER	12
BLOCK NUMBER	2
STREET ADDRESS	2872 BEAR CANYON CE.
COUNTY	MSA.
CHARGE NO. FT.	585 5'
LIVING SQ. FT.	1682 5'
LOT SIZE	11594 SF
FINDING NO.	FINDING 20
SETBACKS USED	SIDE 7' REAR 25'

NOTE: ALL ROADS MUST SLOPE AWAY FROM HOUSE 1/2" OF EACH IN THE FIRST 10' OF DISTANCE FOR LOCAL BUILDING DEPT.

NOTE: DIMENSION LINES ARE PULLED FROM EDGE OF WHICH LINES IF NO BRICK LEADS. DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.



1/10/05  
 PF

2872 Bear C  
 294 3301 85012  
 Filing 2 Lot 12 Block 2

*Drive Off*  
*Rich Norris*  
 1-10-05