

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 2874 Bear Canyon No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 301 85011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
 Subdivision Unawee Heights Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure 17 ft

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 F rd
 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): New Home Construction

APPLICANT INFORMATION:

Name Pinnacle Homes
 Address 3111 F rd
 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): _____

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 X NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation Req'd;
 Voting District E Driveway Location Approval [Signature] Open hole foundation observ by lic Engineer;
 (Engineer's Initials) Full-depth basements not permitted.

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).

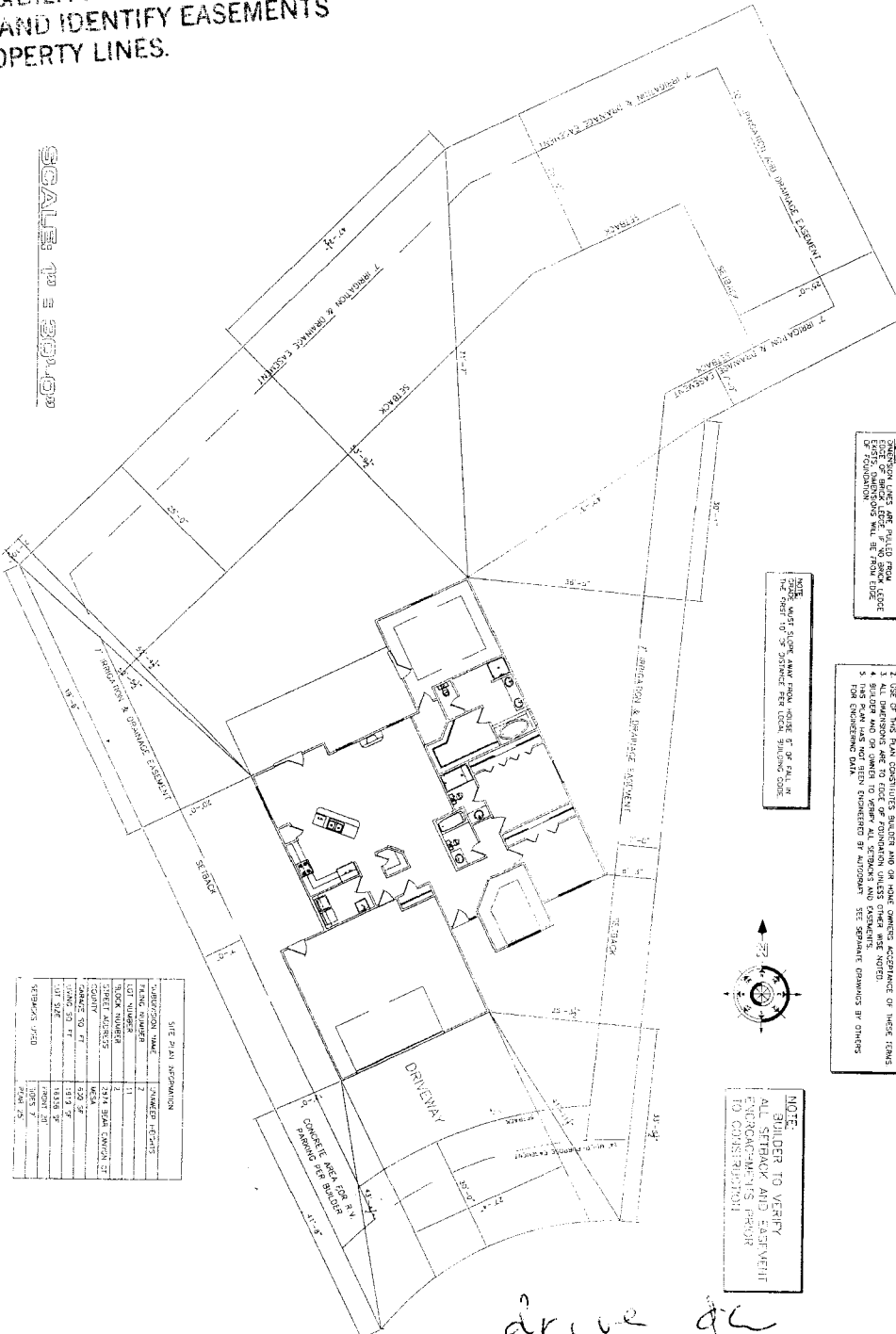
Applicant Signature [Signature] Date 2-7-05
 Department Approval [Signature] Date 2-7-05

FEB 07 2005

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17895</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/7/05</u>		

2-7-05 *Gayleen Henderson*
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.

SCALE 1" = 10'-0"

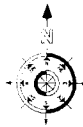


SITE PLAN INFORMATION	
PROJECT NAME	2424 BEAR CANYON
LOT NUMBER	1
BLOCK NUMBER	7
SHEET NUMBER	2424 BEAR CANYON 27
DATE	02/04/05
SCALE	1" = 10'-0"
DATE	02/04/05
BY	GAYLEEN HENDERSON
CHECKED BY	GAYLEEN HENDERSON
DATE	02/04/05

NOTE: DIMENSION LINES ARE PLACED FROM EXTERIOR SURFACE UNLESS NOTED OTHERWISE.

NOTE: SETBACKS FROM VARIOUS SETBACKS SHALL BE AS SHOWN ON THESE PLANS.

- NOTICE:**
1. THE RESPONSIBILITY OF THE DESIGNER OR OWNER TO VERIFY ALL DIMENSIONS AND DIMENSIONAL DATA IS CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES ACCEPTANCE AND OR HAD OWNER'S ACCEPTANCE OF THESE TERMS AND CONDITIONS.
 3. THE DESIGNER AND/OR OWNER TO VERIFY ALL DIMENSIONS AND DIMENSIONAL DATA FOR CONSTRUCTION.
 4. THE DESIGNER AND/OR OWNER TO VERIFY ALL DIMENSIONS AND DIMENSIONAL DATA FOR CONSTRUCTION.
 5. THE DESIGNER AND/OR OWNER TO VERIFY ALL DIMENSIONS AND DIMENSIONAL DATA FOR CONSTRUCTION.



NOTE: SETBACKS TO VERIFY ALL SETBACKS AND EASEMENTS TO CONSTRUCTION.

drive &c
 uc 2/4/05

TOF 4666.0 - 4668.0

2874 Bear Canyon

Att: Laurence