

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 2876 Bear Canyon No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 301 85 010 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2599
 Subdivision Unawsep Heights Sq. Ft. of Lot / Parcel 10,999
 Filing 2 Block 2 Lot 10
 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 Grand Jct CO

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 6640

***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 <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 observation required</u>		
Voting District <u>E</u>	Driveway Location Approval _____ (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).

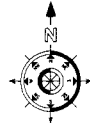
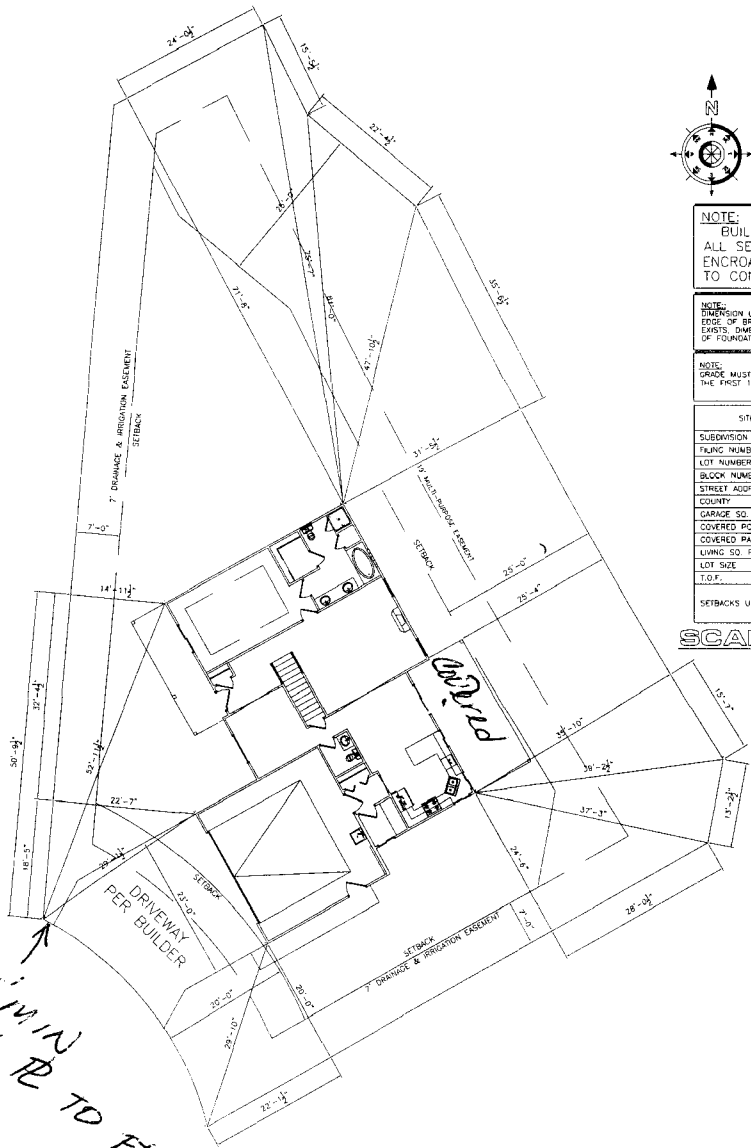
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Merricka Jahmey Date _____
 Department Approval [Signature] Date 5/4/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/> W/O No. <u>PL OMSD</u>
Utility Accounting <u>[Signature]</u> Date <u>5/4/05</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)

NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.



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

NOTE:
 FOUNDATION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
TRAC NUMBER	2
LOT NUMBER	10
BLOCK NUMBER	2
STREET ADDRESS	2876 BEAR CANYON CT.
COUNTY	MESA
GARAGE SQ. FT.	498 SF
COVERED PORCH SQ. FT.	121 SF
COVERED PATIO SQ. FT.	218 SF
LIVING SQ. FT.	2599 SF
LOT SIZE	10299 SF
T.O.S.	MIN - 466'-0" - MAX - 466'-0"
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=30'-0"

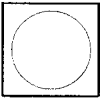
ACCEPTED *[Signature]* 3/4/05
 ANY CHANGE OF SETBACKS MUST BE APPLIED THROUGH THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Drive OK
 4-27-05*

5' MIN FROM TP TO EDGE OF DRIVE

REVISIONS	
1	
2	
3	
4	
5	
6	
7	
8	

Auto DRAFT
 COMPUTER AIDED DRAFTING
 GRAND JUNCTION, CO 970 241-5782



PINNACLE HOMES
 UNAWEEP HEIGHTS

DRAWN BY	AUTODRAFT
FILE NAME	
DATE	3-1-05
SCALE	1/8" = 1'-0"
SHEET	1 OF 1
SHEET 1	