

FEE \$	10.00
TCP \$	1500.00
SIF \$	18300.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2878 Bear Canyon No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 301 85 009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1972 sf.
 Subdivision Unawee Heights Sq. Ft. of Lot / Parcel _____
 Filing 2 Block 2 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 F 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 F rd
 City / State / Zip GJ CO 81504
 Telephone 241 6046

***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>Engineered Foundations Required (open hole observation Req'd)</u>
Voting District <u>E</u> Driveway Location Approval <u>RAE</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 Merrick M. Date _____
 Department Approval FH / Asha Chagnon Date 3-28-05

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>D Overholt</u>	Date <u>3/28/05</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)

3-25-05

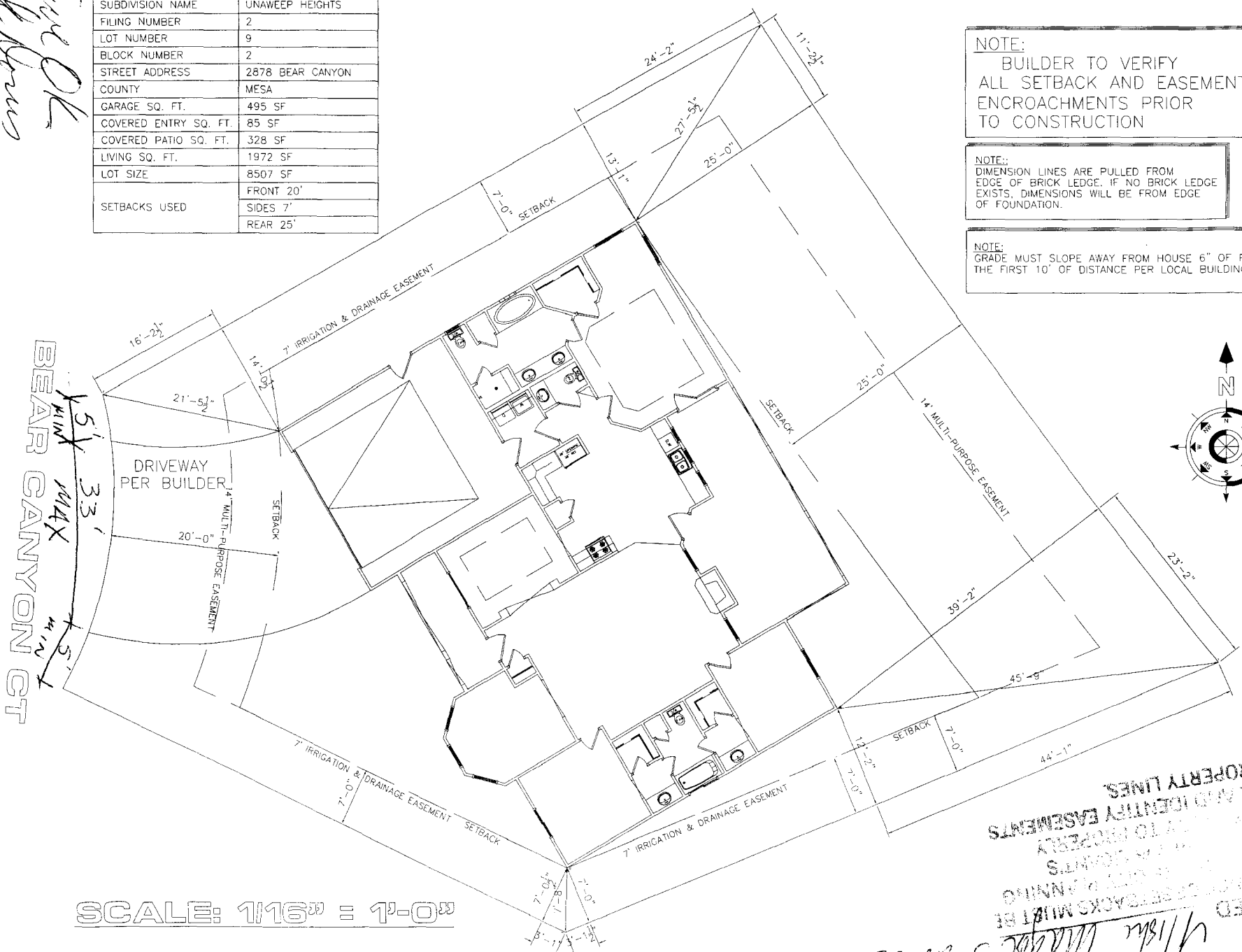
*Review OK
Rick Lewis*

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
LOT NUMBER	9
BLOCK NUMBER	2
STREET ADDRESS	2878 BEAR CANYON
COUNTY	MESA
GARAGE SQ. FT.	495 SF
COVERED ENTRY SQ. FT.	85 SF
COVERED PATIO SQ. FT.	328 SF
LIVING SQ. FT.	1972 SF
LOT SIZE	8507 SF
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

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

NOTE:
DIMENSION 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.



BEAR CANYON CT
MIN 5'
MAX 33'
MIN 5'

SCALE: 1/16" = 1'-0"

ACCEPTED
Misha Maqsood 3-28-05
ANY SETBACKS MUST BE
CORRECTED PRIOR TO
ISSUING PERMITS
FOR CONSTRUCTION
AND IDENTIFY EASEMENTS
LOCATIONS AND PROPERTY LINES

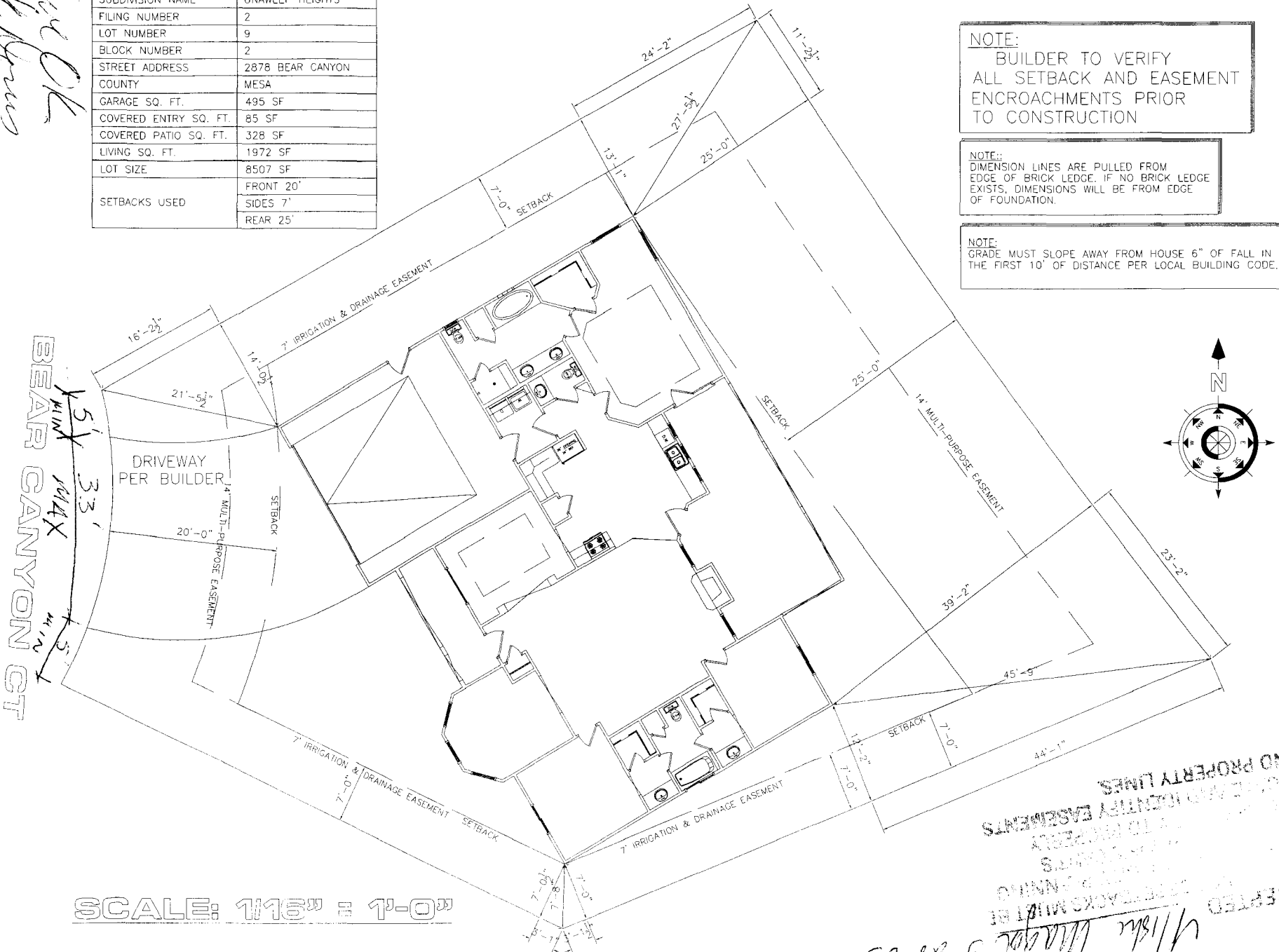
3-25-05
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 Rick Brown

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BEAR CANYON CT
 MIN 5'
 MAX 3.3'
 MIN 4.12'
 MIN 5'

SCALE: 1/16" = 1'-0"

ACCEPTED
 SETBACKS MUST BE
 WITHIN
 MINIMUM
 DISTANCE
 TO PROPERTY
 LINES
 AND PROPERTY LINES
 UNAWEEP HEIGHTS
 3-28-05
 Mike Macer