

FEE \$ 10.⁰⁰
 TCP \$ 15.⁰⁰
 SIF \$ 292.⁰⁰

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

BLDG PERMIT NO. _____

Building Address 2865 Fall Creek Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-85-002 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2514
 Subdivision Unawee Heights Sq. Ft. of Lot / Parcel 9697
 Filing 2 Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3030 (House + Concrete)
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes, Inc
 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): _____

APPLICANT INFORMATION:

Name Pinnacle Homes, Inc
 Address 3111 F Rd
 City / State / Zip Grand Jct. Co 81504
 Telephone (970) 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>RF-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 REQUIRED BY A LICENSED ENGINEER</u>		
Voting District <u>E</u> Driveway Location Approval <u>RAT</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 Kel Skiff Sgt. Bill Grace Date 7-26-05
 Department Approval Mandy Spurr Date 7/29/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>TAP 4774/477</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/29/05</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)

