

FEE \$	10.00
TCP \$	1,000.00
SIF \$	292.00

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

BLDG PERMIT NO. _____

Building Address 2876 TallCreek Dr
Parcel No. 2943.301.86.001
Subdivision Unawep Heights
Filing 2 Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 8,837
Sq. Ft. Coverage of Lot by Structures & Impervious Surface
(Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes Inc
Address 3111 F Rd
City / State / Zip Grand Junction, 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 Junction, CO 81504
Telephone 970-244-6644

***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 <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>Engineered foundation required.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>CM</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).

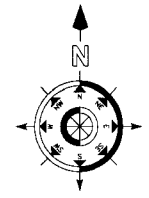
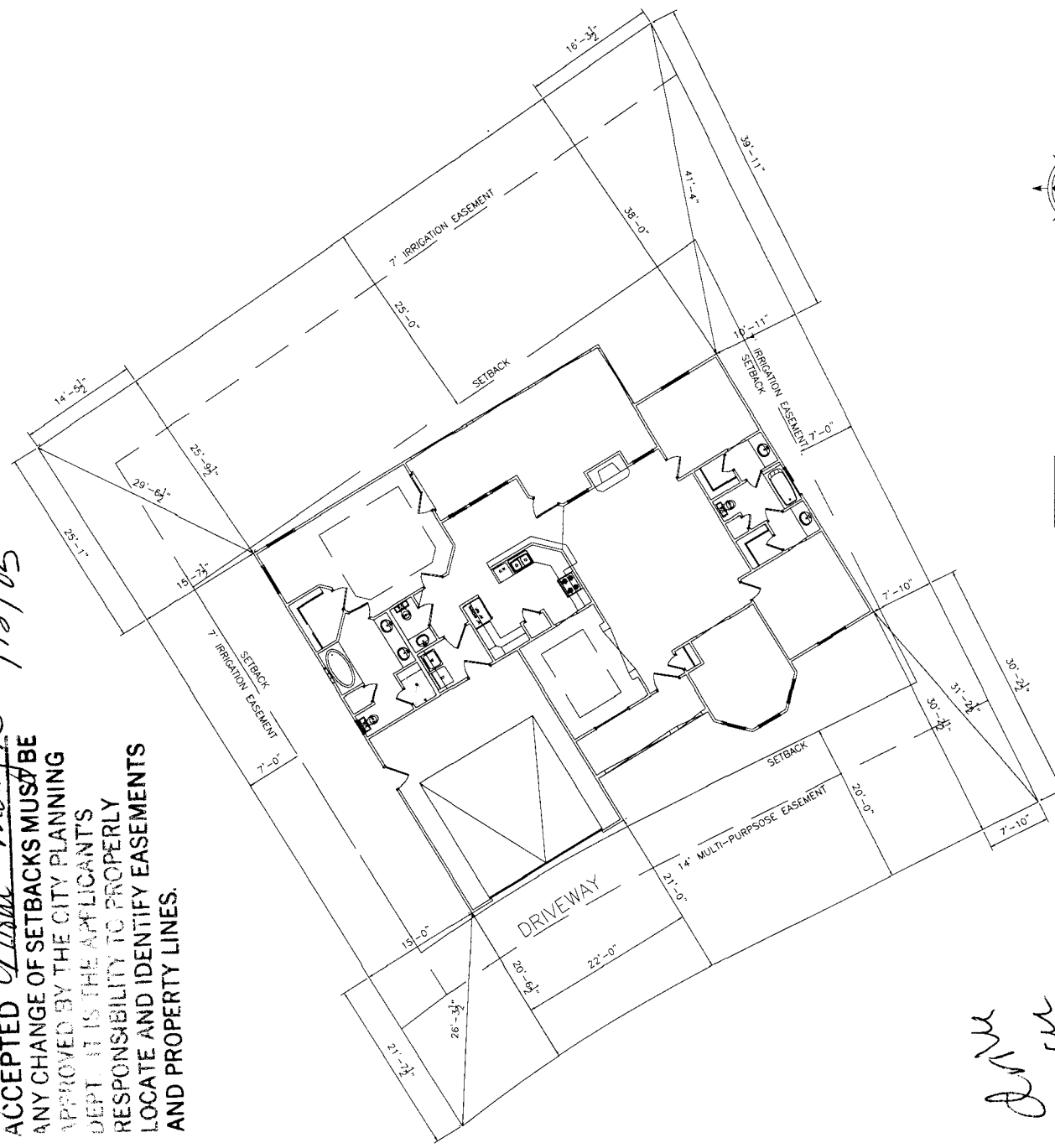
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Bill Grace Date _____
Department Approval NA Elshu Date 6/15/04

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>D. Oenhardt</u>	Date <u>6/15/05</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 *Alisa Mann* 6/15/05
 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.



6/14

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

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.

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
LOT NUMBER	1
BLOCK NUMBER	3
STREET ADDRESS	2876 FALL CREEK
COUNTY	MESA
GARAGE SQ. FT.	542 SF
LIVING SQ. FT.	1972 SF
LOT SIZE	8837 SF
T.O.F.	MIN.-4666.5-MAX-4668.5
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

Alisa Mann
6/15/05