

FEE \$ 10.00
 TCP \$ 1500.00
 SIF \$ 292.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Amended 2884 Fall Creek Dr (by Douglas Henderson 12-7-05)

Building Address ~~2870~~ Fall Creek Dr

No. of Existing Bldgs 0 No. Proposed 1

Parent Parcel No. 2943-301-00-166

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2364

Subdivision Unawep Heights

Sq. Ft. of Lot / Parcel 8272

Filing 4 Block 2 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2589

OWNER INFORMATION:

Name Pinnacle Homes, Inc

Height of Proposed Structure _____

Address 3111 FRd

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Jct Co 81504

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name Pinnacle Homes, Inc

***TYPE OF HOME PROPOSED:**

Address 3111 FRd

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

City / State / Zip Grand Jct Co 81504

NOTES: _____

Telephone (970) 241-6646

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>	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	Parking Requirement <u>2</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Side <u>7'</u> from PL	Rear <u>25'</u> from PL	Special Conditions _____
Maximum Height of Structure(s) <u>35'</u>	Voting District <u>E</u>		
Driveway Location Approval <u>RAD</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 Kate Skill for Bill Grace Date 11-10-05

Department Approval NA Ullrich Megan Date 11-23-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PLANNED</u>
Utility Accounting <u>D Overholt</u>	Date <u>11-23-05</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 *11/23/05*

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. OF MESA. EASEMENTS MUST BE LOCATED AND IDENTIFIED EASEMENTS AND PROPERTY LINES.

- NOTES:
1. IF A SETBACK OR EASEMENT IS SHOWN ON OTHER PLANS, THE SETBACK OR EASEMENT MUST BE SHOWN ON THIS PLAN.
 2. USE OF THIS PLAN CONSTITUTES A CONTRACT AND ON YOUR OWN 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 CHECKED BY AUTOCAD. SEE SOFTWARE DRAWINGS BY OTHERS FOR DIMENSIONING DATA.

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

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

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

SITE PLAN INFORMATION	
SUBMISSION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	8
BLOCK NUMBER	2
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LIVING SQ. FT.	?
LOT SIZE	8272 SF
T.O.F.	?
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

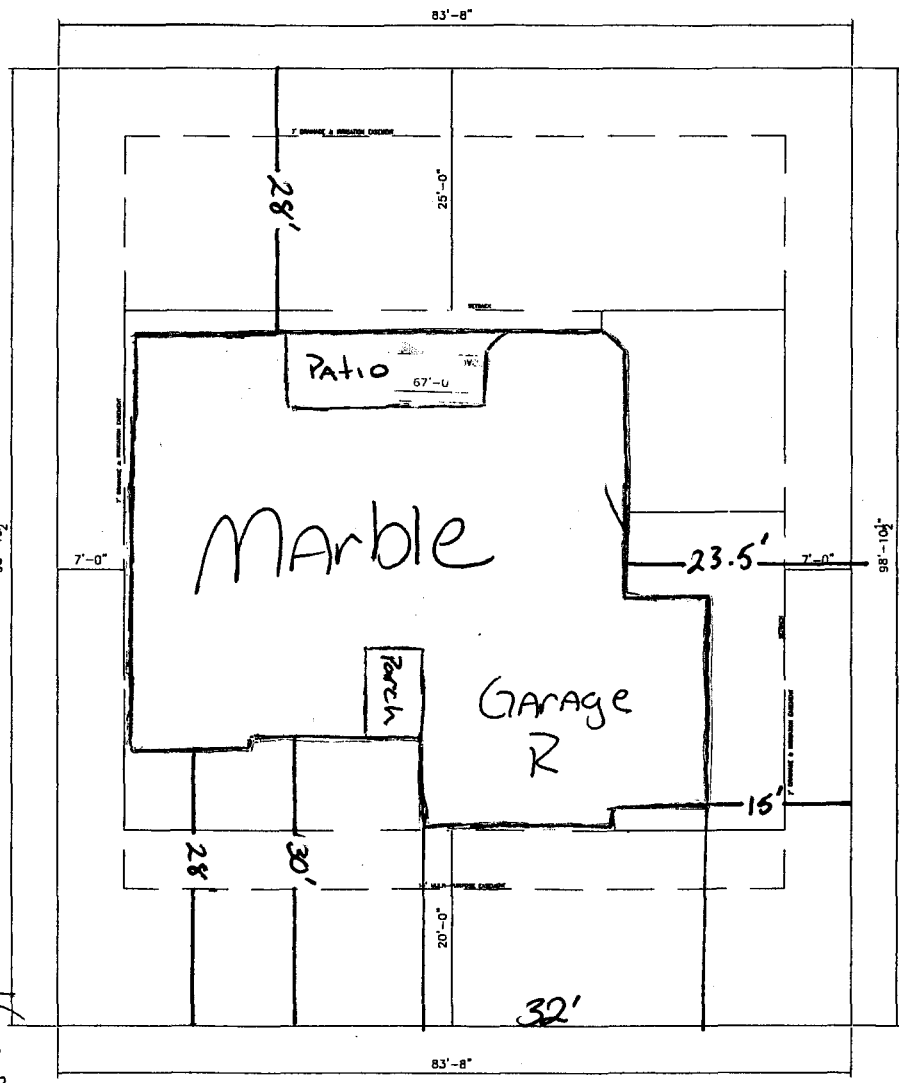
SCALE: 1"=20'-0"

House (width 61'
Depth 51'6")

~~2870~~ Fall Creek Dr.

Amended 2884

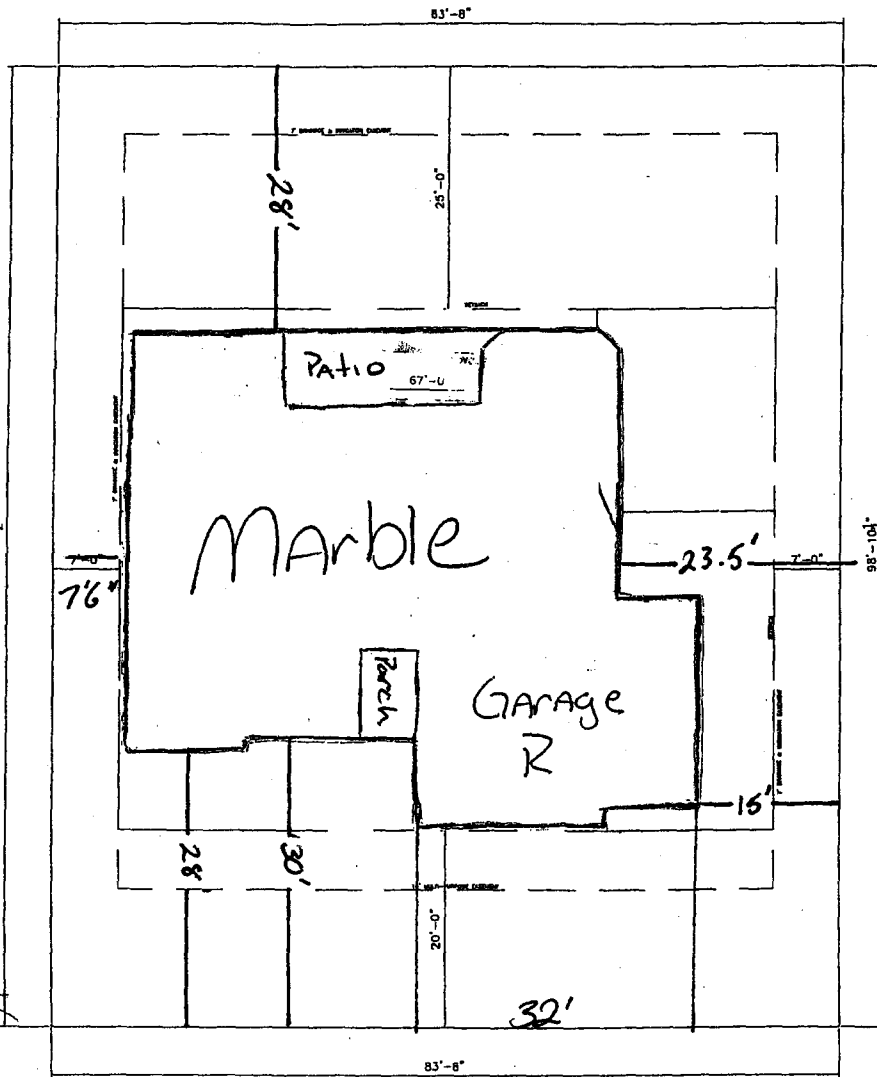
Bit 12-7-05



*David D...
11-23-05*

1-23-06

ACCEPTED *Gayleen Henderson*
AN APPROVED SETBACK AND EASEMENT PLAN MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



*Direct from
11-23-05*

ACCEPTED *Gayleen Henderson*
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DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

- NOTES:
1. IF IN THE EXISTING RECORDS OR OTHER RECORDS ALL RIGHTS AND INTERESTS ARE TO BE SHOWN.
 2. USE OF THIS PLAN CONSTITUTES A WAIVER AND OR HOLD HARMLESS AGREEMENT OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN EXAMINED BY A PROFESSIONAL ENGINEER OR ARCHITECT. SEE SEPARATE EXAMINEE BY OTHERS FOR EXISTING DATA.

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House (width 61'
depth 51'6")

~~2880~~ Fall Creek Dr.
2884