

FEE \$ 10.00

TCP \$ 1500.00

SIF \$ 292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Amended 2886 Fall Creek Dr (by Gayle Henderson 12-7-05)

Building Address 2872 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 3269

Subdivision UNAWEEP HIGHTS, Sq. Ft. of Lot / Parcel 9616

Filing 4 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3606

OWNER INFORMATION:

Name Pinnacle Homes, Inc.

Address 3111 FRD

City / State / Zip Grand Jct Co 81504

APPLICANT INFORMATION:

Name Pinnacle Homes, Inc.

Address 3111 FRD

City / State / Zip Grand Jct Co 81504

Telephone (970) 241-6646

DESCRIPTION OF WORK & INTENDED USE:

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

*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 RSF-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____

Side 7' from PL Rear 25' from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions _____

Voting District E Driveway Location Approval RAH
(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 Kat Skellern for Bill Bruce Date 11-10-05

Department Approval Ulrich Magor Date 11-23-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. PL 0MSD

Utility Accounting O Overholt Date 11-23-05

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
 ANY SETBACKS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT. THE PLANNING
 DEPARTMENT IS NOT RESPONSIBLE FOR
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

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

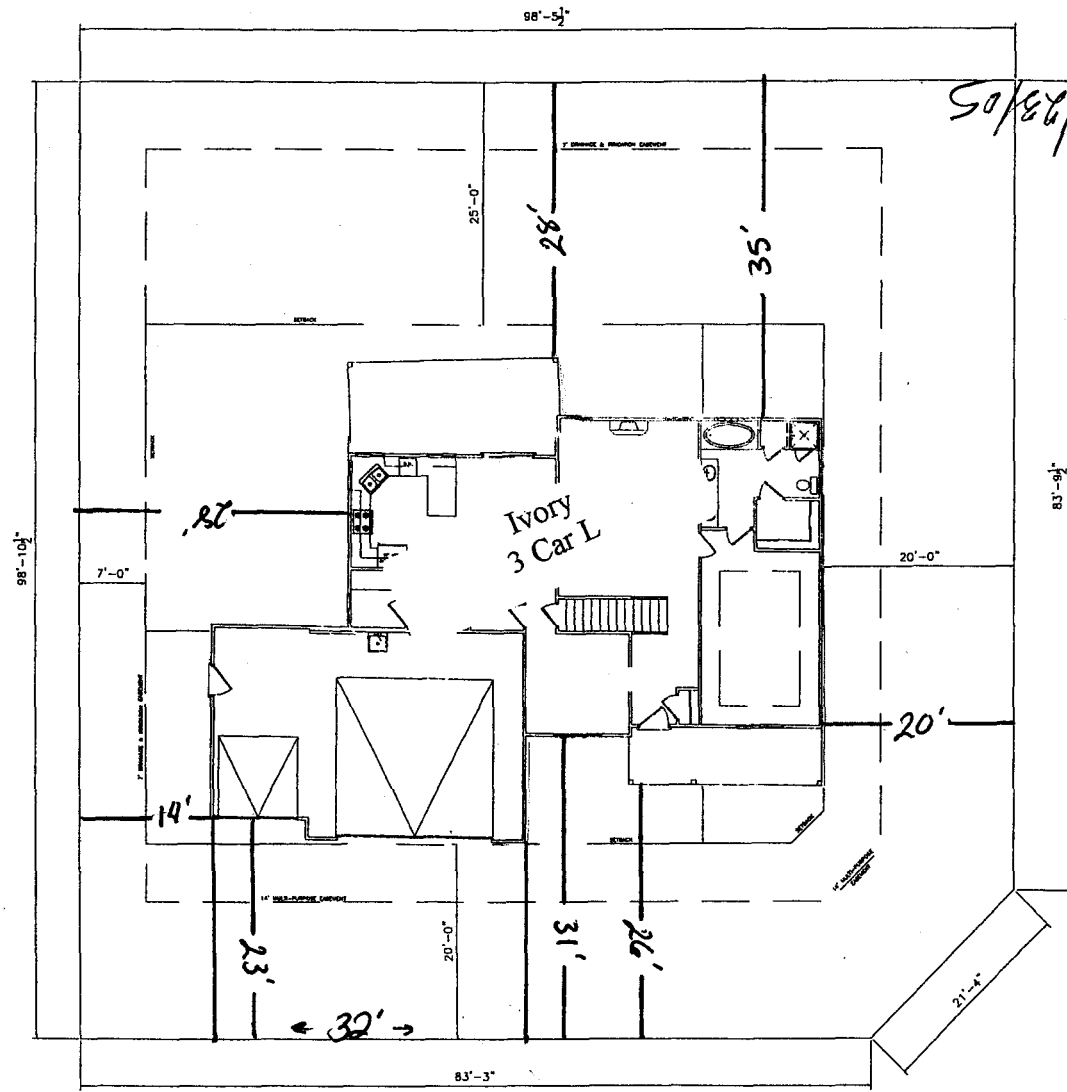
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	7
BLOCK NUMBER	2
STREET ADDRESS	?
COUNTY	MESA
GARAGE SQ. FT.	?
COVERED ENTRY SQ. FT.	?
COVERED PATIO SQ. FT.	?
LIVING SQ. FT.	?
LOT SIZE	9616 SF
T.O.F.	?
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"



Snyder Creek Dr.

Fall Creek Dr.

House { width 64'
depth 50'

~~2877~~ Fall Creek

Amended 2886

9th 12-7-05

Drive OK
 11-23-05
 [Signature]

ACCEPTED
ANY TYPE OF SETBACKS MUST BE
PLANNING
IDENTIFY EASEMENTS
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

NOTE:
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AND EASEMENTS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES WARRANTY AND IS SUBJECT TO 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 ARCHITECT. SEE SEPARATE CONTRACT BY OTHER
FOR ENGINEERING DETAIL.

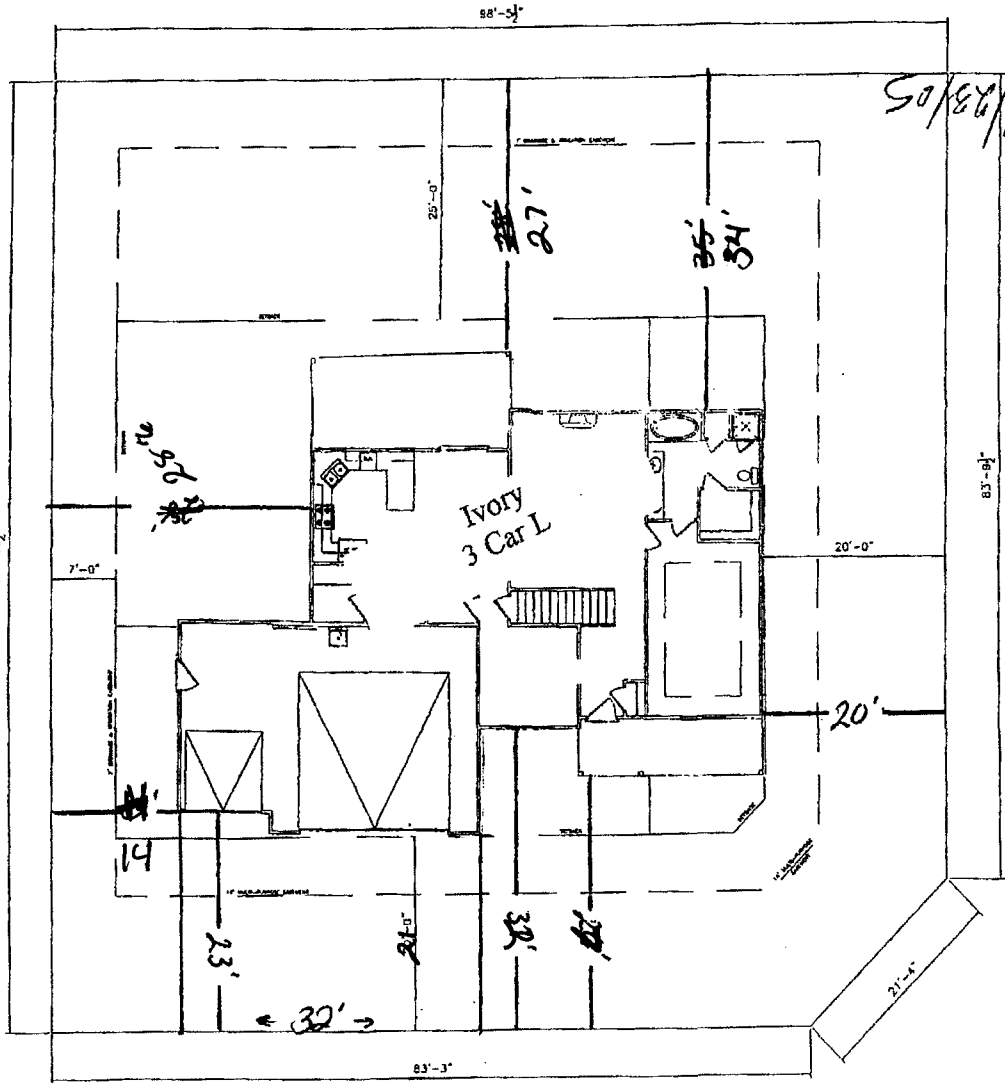
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Fall Creek Dr.

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Amended 2886
9314 12-7-05

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Done
11-23-05