FEE $ _10.00_	
TCP $ _∅_	
SIF $ _∅_	

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

BLDG PERMIT NO.

Building Address _2876 Fall Creek Dr_

Parcel No. _2943-301-86-001_

Subdivision _Unaweep Heights_

Filing _2_ Block _3_ Lot _1_

OWNER INFORMATION:

Name _Michael R. Sanchez_

Address _2876 Fall Creek Dr._

City / State / Zip _Grand Jct Co 81503_

APPLICANT INFORMATION:

Name _Same_

Address _____

City / State / Zip _____

Telephone _248-0926_

No. of Existing Bldgs _1_   No. Proposed _____

Sq. Ft. of Existing Bldgs _1972_ Sq. Ft. Proposed _____

Sq. Ft. of Lot / Parcel _____

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

Height of Proposed Structure _____

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): _Shed - 8x16_

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_

SETBACKS: Front _20'/25'_ from property line (PL)

Side _7'/3'_ from PL   Rear _25'/5'_ from PL

Maximum Height of Structure(s) _35'_

Voting District _E_   Driveway Location Approval _____
(Engineer's Initials)

Maximum coverage of lot by structures _50%_

Permanent Foundation Required: YES _✓_ NO _____

Parking Requirement _2_

Special Conditions _____

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).
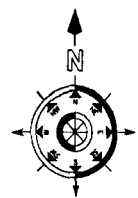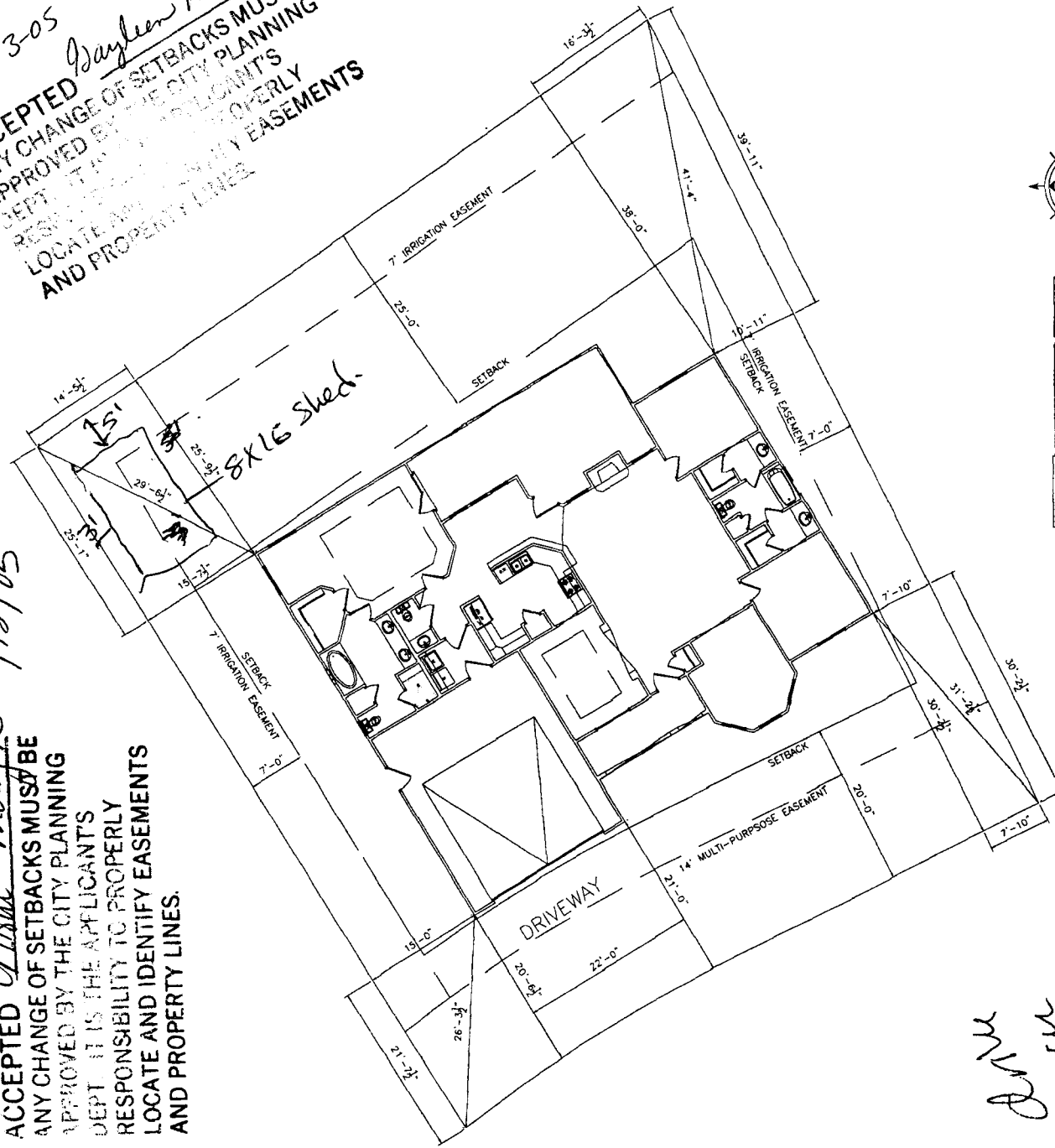
Applicant Signature _Michael Sanz_   Date _11-3-05_

Department Approval _Darleen Henderson_   Date _11-3-05_

Additional water and/or sewer tap fee(s) are required:	YES	NO ✓	W/O No. ——
Utility Accounting _Overholt_		Date	_11-3-05_

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)*

N

16'-3"
39'-11"
38'-0"
47'-4"
7' IRRIGATION EASEMENT
25'-0"
SETBACK
10'-11"
IRRIGATION EASEMENT SETBACK
7'-0"

14'-5½"
15'
25'-0"
29'-6"
25'-1"
15'-2½"
8X16 Shed

7' IRRIGATION EASEMENT
SETBACK
7'-0"

7'-10"
30'-2½"
31'-2½"
30'-2½"
7'-10"

SETBACK
20'-0"
14' MULTI-PURPSOSE EASEMENT
21'-0"

DRIVEWAY
22'-0"
20'-6"
26'-3"
21'-2½"
15'-0"

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"