

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. \_\_\_\_\_

Building Address 277 Gill Creek Ct  
 Parcel No. 2943-301-84-003  
 Subdivision Unawcep Heights  
 Filing 2 Block 1 Lot 3

No. of Existing Bldgs 2 No. of Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2505.1  
 Sq. Ft. of Lot / Parcel 9707  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2774.6  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Pinnacle Homes, Inc  
 Address 3111 FRD  
 City / State / Zip Grand Jet 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 FRD  
 City / State / Zip Grand Jet 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 RSF-4 Maximum coverage of lot by structures 5090  
 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 Open hole foundation  
 Voting District E Driveway Location Approval as noted observation by licensed  
 (Engineer's Initials) W engineer required.

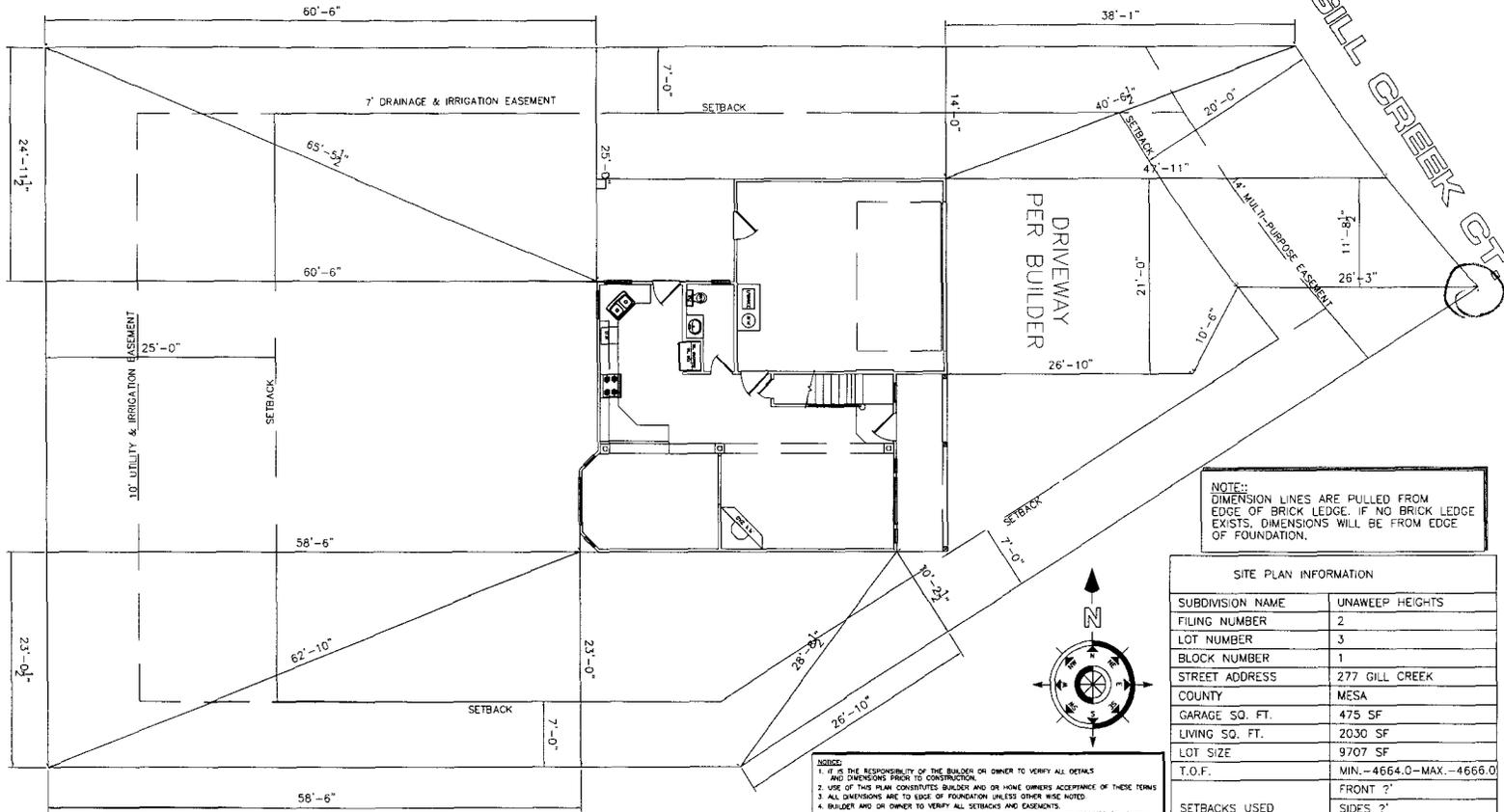
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Steltz for Bill Grace Date 8-22-05  
 Department Approval JH Y/Isa Magan Date 9-16-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>MSD TAG 14792</u>
Utility Accounting	<u>[Signature]</u>		Date <u>9/6/05</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)



*5' space required  
drive ok as noted*

*W 8/30/05*

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	3
BLOCK NUMBER	1
STREET ADDRESS	277 GILL CREEK
COUNTY	MESA
GARAGE SQ. FT.	475 SF
LIVING SQ. FT.	2030 SF
LOT SIZE	9707 SF
T.O.F.	MIN.-4664.0-MAX.-4666.0
SETBACKS USED	FRONT ? SIDES ? REAR ?

- NOTICE:
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
  - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  - 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:  
BUILDER TO VERIFY  
ALL SETBACK AND EASEMENT  
ENCROACHMENTS PRIOR  
TO CONSTRUCTION

SCALE: 1"=20'-0"

ACCEPTED *W/Mark Macgar 9/20/05*

ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.