

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

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 285 Gill Creek No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 301 84 007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1970
 Subdivision Unawsep Sq. Ft. of Lot / Parcel 8470
 Filing 2 Block 1 Lot 7
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 Frd
 City / State / Zip GJ 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
 Address 3111 Frd
 City / State / Zip GJ CO 81504
 Telephone 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 <u>R5F-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>30'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
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>Open hole foundation observation required by licensed Engineer.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>UM</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 Bruce By Mervyn P. Fahmy
 Department Approval M. C. Faye Hall Date 4/21/05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>7d@omsd</u>
Utility Accounting <u>0</u>	Date <u>4/21/05</u>

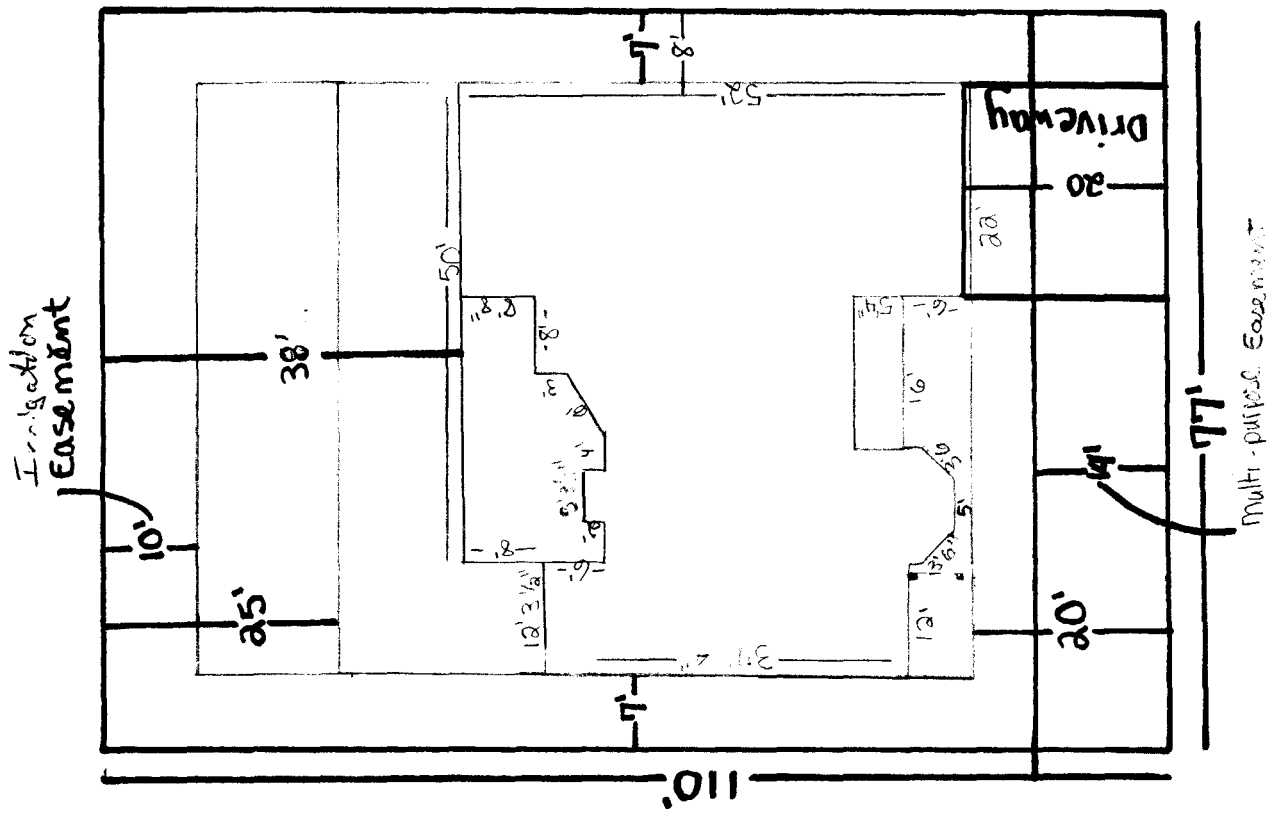
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Unawap Heights
 285 Gill Creek Ct.
 Biling 2
 Block 1
 lot 7
 Jade 2 car Right
 Sqft of lot: 8470
 Garage sf: 542
 living sf: 1972

12 7/1605

ACCEPTED
 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

4/2/16
 C. J. Hall



Gill Creek → North

Unawap Height
 285 Gill Creek C
 Billing 2
 Block 1
 lot 7

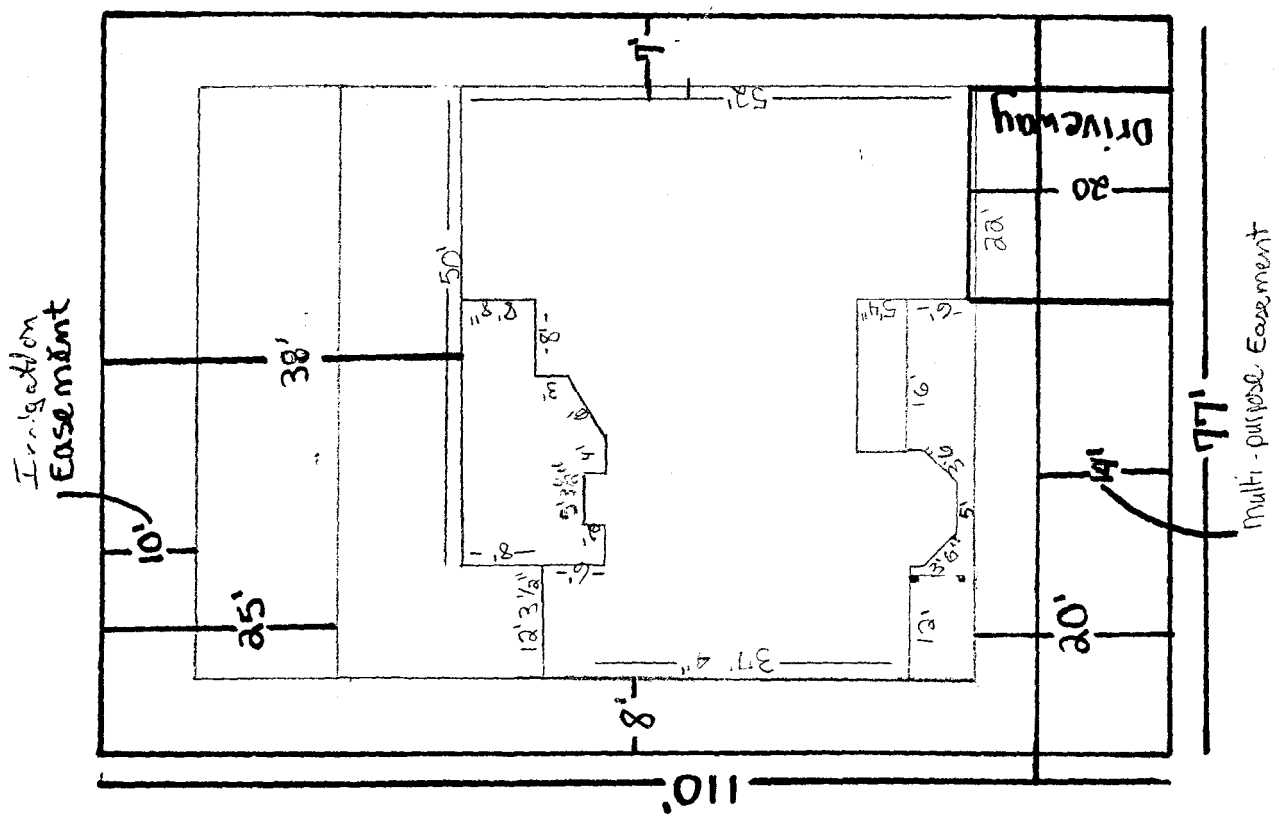
Jade 2 car Rig
 Sqft of lot: 847
 Garage SF: 542
 living SF: 1972

5-16-05 Gayle Henderson

12 4/1005

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

ACCEPTED 4/2/105
 City of Jay & Hall
 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.



North
 Gill Creek