

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

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

BLDG PERMIT NO. _____

(A)

Building Address 288 Gill Creek
 Parcel No. 294330186620
 Subdivision Unaweeep Heights
 Filing 2 Block 3 Lot 20

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1507 SF
 Sq. Ft. of Lot / Parcel 10.754 SF
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2110 SF
 Height of Proposed Structure 22 ft

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 F Road
 City / State / Zip Grand Jct, 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 F Road
 City / State / Zip Grand Jct, CO 81504
 Telephone 241-6646

***TYPE OF HOME PROPOSED:**

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

NOTES: New Home Construction

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 NO
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Eng Foundation Req'd
 Voting District "E" Driveway Location Approval VR Full-depth basements not permitted
 (Engineer's Initials) Half-depth basements - see plat

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).

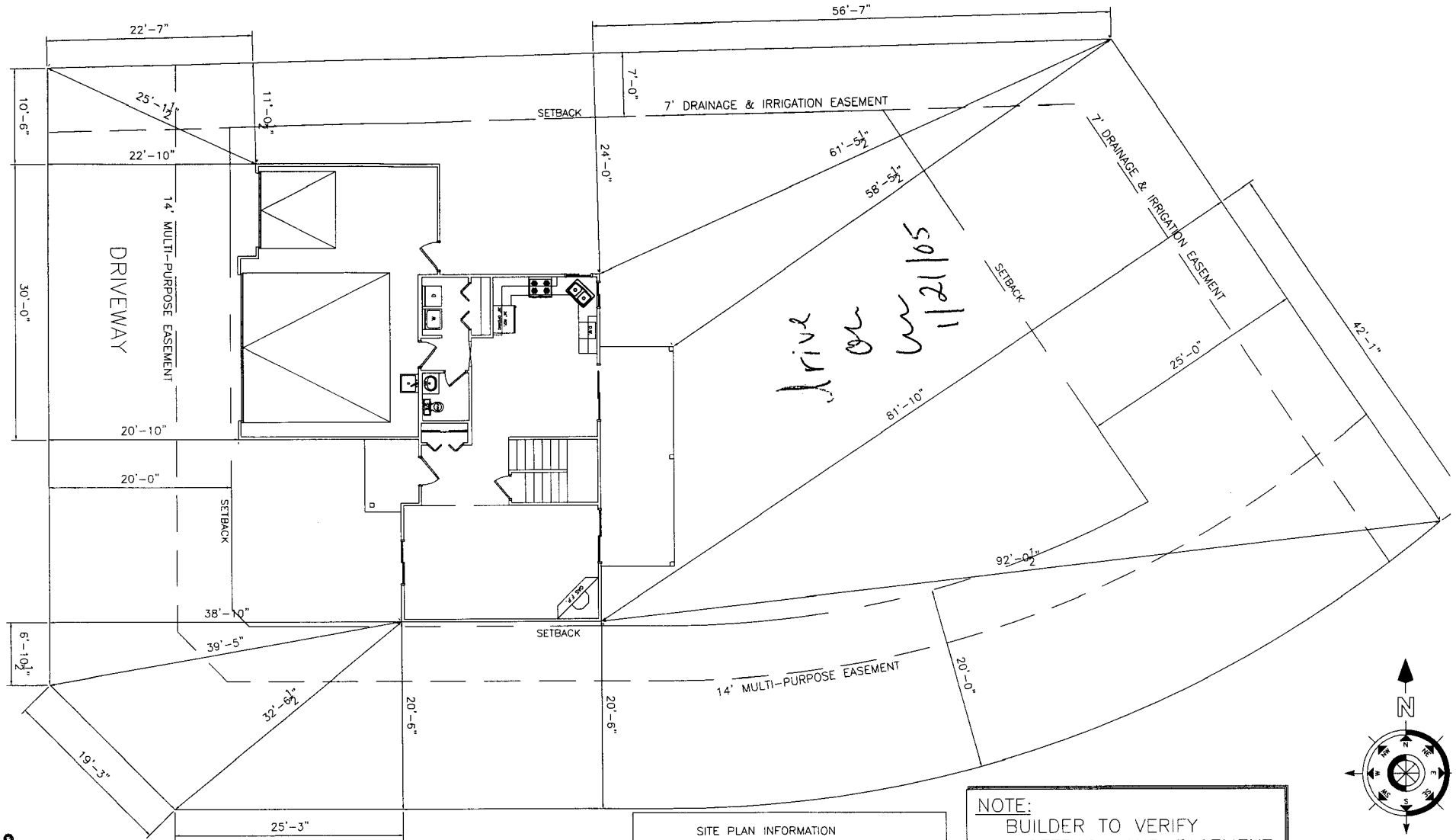
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1-6-05
 Department Approval [Signature] Date 1-24-05

Additional water and/or sewer tap fee(s) are required: YES NO W/O No PL OMSD
 Utility Accounting [Signature] Date 1/24/05

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)

GILL CREEK CT.



LOBE CREEK CT.

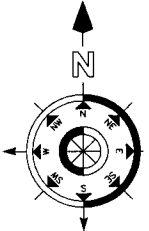
SCALE: 1/16" = 1'-0"

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
LOT NUMBER	20
BLOCK NUMBER	3
STREET ADDRESS	288 GILL CREEK COURT
COUNTY	MESA
GARAGE SQ. FT.	610 SF
COVERED ENTRY SQ. FT.	46 SF
COVERED PATIO SQ. FT.	192 SF
MAIN LIVING SQ. FT.	786 SF
UPPER LIVING SQ. FT.	721 SF
TOTAL LIVING SQ. FT.	1507 SF
LOT SIZE	10754 SF
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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

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.



1-24-05
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.