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|--------|---------|
| 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 290 Gill Creek
Parcel No. 2943 301 86 021
Subdivision Unawee Heights
Filing 2 Block 3 Lot 21

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1557
Sq. Ft. of Lot / Parcel 8185
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
Address 3111 F rd
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 F rd
City / State / Zip GJ CO 81504
Telephone 241 6046

***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>RSF-4</u> | Maximum coverage of lot by structures <u>50%</u> | | |
| SETBACKS: Front <u>20'</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>Engineered foundation</u> | | |
| Voting District <u>E</u> | Driveway Location Approval <u>required</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).

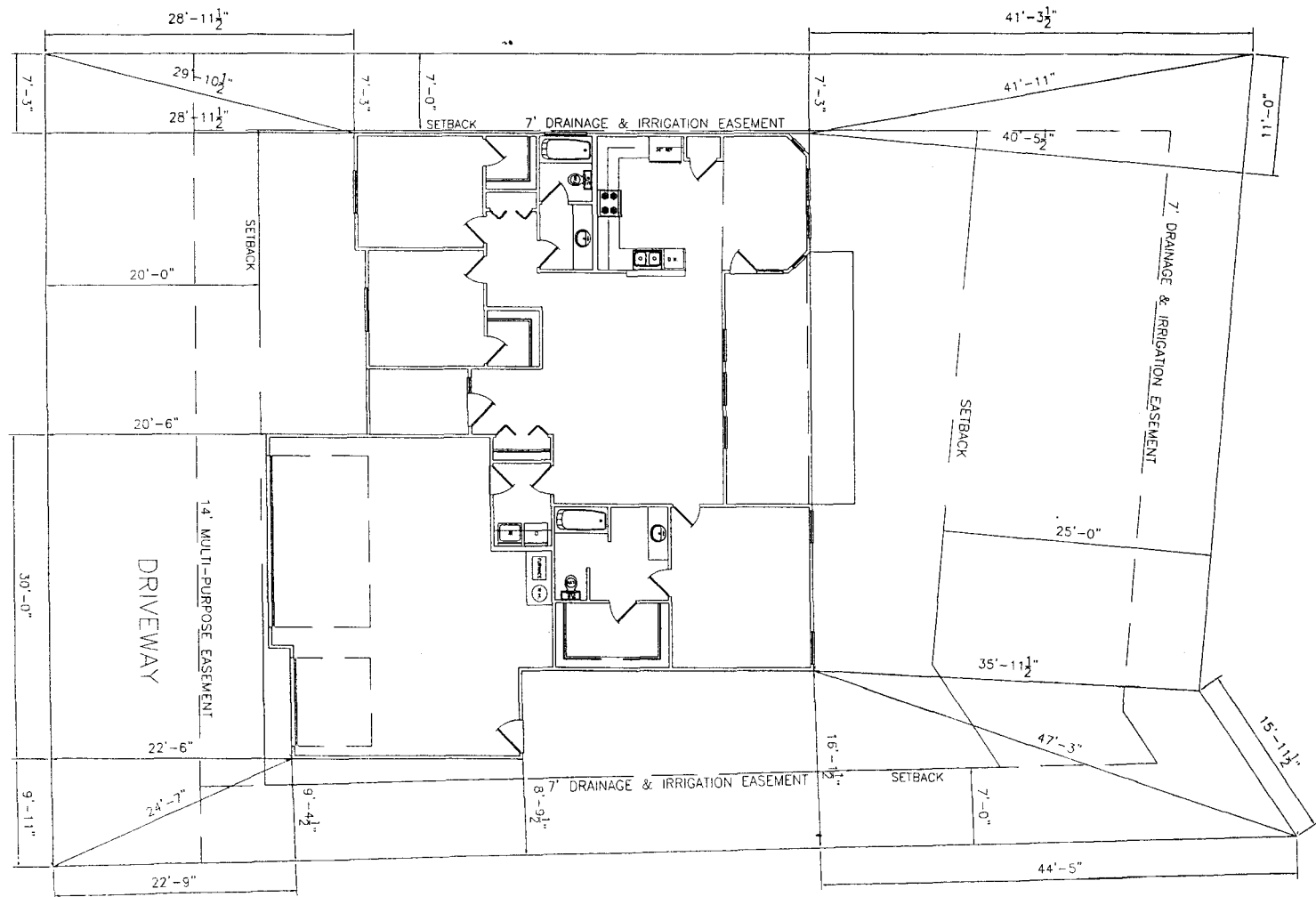
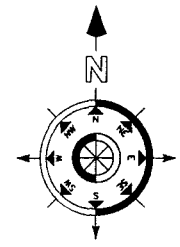
Applicant Signature Bill Grace By M. Muckler Date _____
Department Approval NA Jaye Hall Date 5/10/05

| | | | |
|--|---|-----------------------------|------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>PD@OMSD</u> |
| Utility Accounting <u>A</u> | Date <u>5/10/05</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)

*drive
acc
5/5/05*

*5/10/05
Clark Hall*
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



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.

| SITE PLAN INFORMATION | |
|-----------------------|-----------------------------|
| SUBDIVISION NAME | UNAWEEP HEIGHTS |
| FILING NUMBER | 2 |
| LOT NUMBER | 21 |
| BLOCK NUMBER | 3 |
| STREET ADDRESS | 290 GILL CREEK COURT |
| COUNTY | MESA |
| GARAGE SQ. FT. | 702 SF |
| COVERED ENTRY SQ. FT. | 57 SF |
| COVERED PATIO SQ. FT. | 173 SF |
| TOTAL LIVING SQ. FT. | 1557 SF |
| LOT SIZE | 8185 SF |
| TOP OF FOUNDATION | MIN. -4662.0 - MAX. -4664.0 |
| SETBACKS USED | FRONT 20' |
| | SIDES 7' |
| | REAR 25' |

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