

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 ~~2910~~ ²⁹¹² Gill Creek
Parcel No. 2943 301 86 024
Subdivision Unawee Heights
Filing 2 Block 3 Lot 24

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1972
Sq. Ft. of Lot / Parcel 13,168
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 GT 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 GT CO 81504
Telephone 241 6640

***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 Engineered foundation required
Voting District E Driveway Location Approval _____
(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 Marshall M Date _____
Department Approval NA/Mark Magan Date 5/5/05

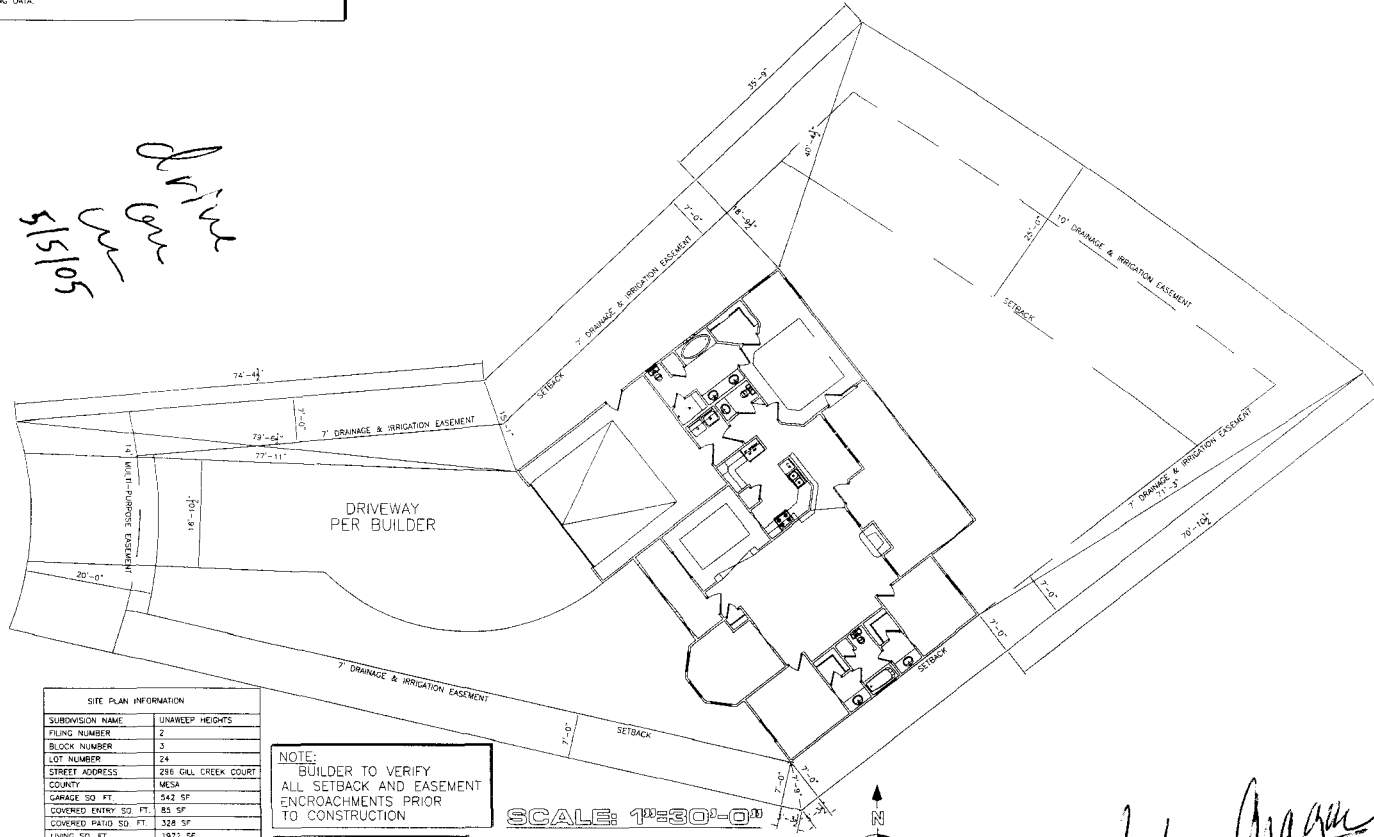
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Pd @ OMSD</u>
Utility Accounting <u>M</u>	Date <u>5/5/05</u>		

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)

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 AUTODRAFT SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

Handwritten:
5/5/05
Drive
can



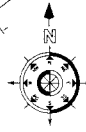
SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
BLOCK NUMBER	3
LOT NUMBER	24
STREET ADDRESS	286 GILL CREEK COURT
COUNTY	MESA
GARAGE SQ FT	542 SF
COVERED ENTRY SQ FT	85 SF
COVERED PATIO SQ FT	328 SF
LIVING SQ FT	1972 SF
LOT SIZE	13188 SF
FRONT 20'	
SIDES 7'	
REAR 20'	

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

SCALE: 1"=30'-0"

NOTE:
DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS. DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

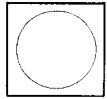
NOTE:
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.



ACCEPTED
Wishu Aragon
5/5/05
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S BEST EFFORTS TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

REVISIONS	
A	
B	
C	
D	
E	
F	

AUTODRAFT
COMPUTER AIDED DRAFTING
GRAND JUNCTION, CO (970) 241-6782



PINNACLE HOMES
UNAWEEP HEIGHTS

DRAWN BY	
AUTODRAFT	
FILE NAME	
DATE	X-X-01
SCALE	1/8" = 1'-0"
SHEET	

SHEET 1