

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 297 Gill Creek Ct
Parcel No. 2943-301-86-027
Subdivision Unawee Heights
Filing 2 Block 3 Lot 027

No. of Existing Bldgs 0 No. Proposed 1
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel 116,972
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes, Inc
Address 3111 F Rd
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 Inc
Address 3111 F Rd
City / State / Zip Grand Jct Co 81504
Telephone 970-241-0646

***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 50%
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 Engineered foundation
Voting District E Driveway Location Approval RAH required J
(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).

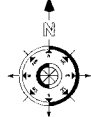
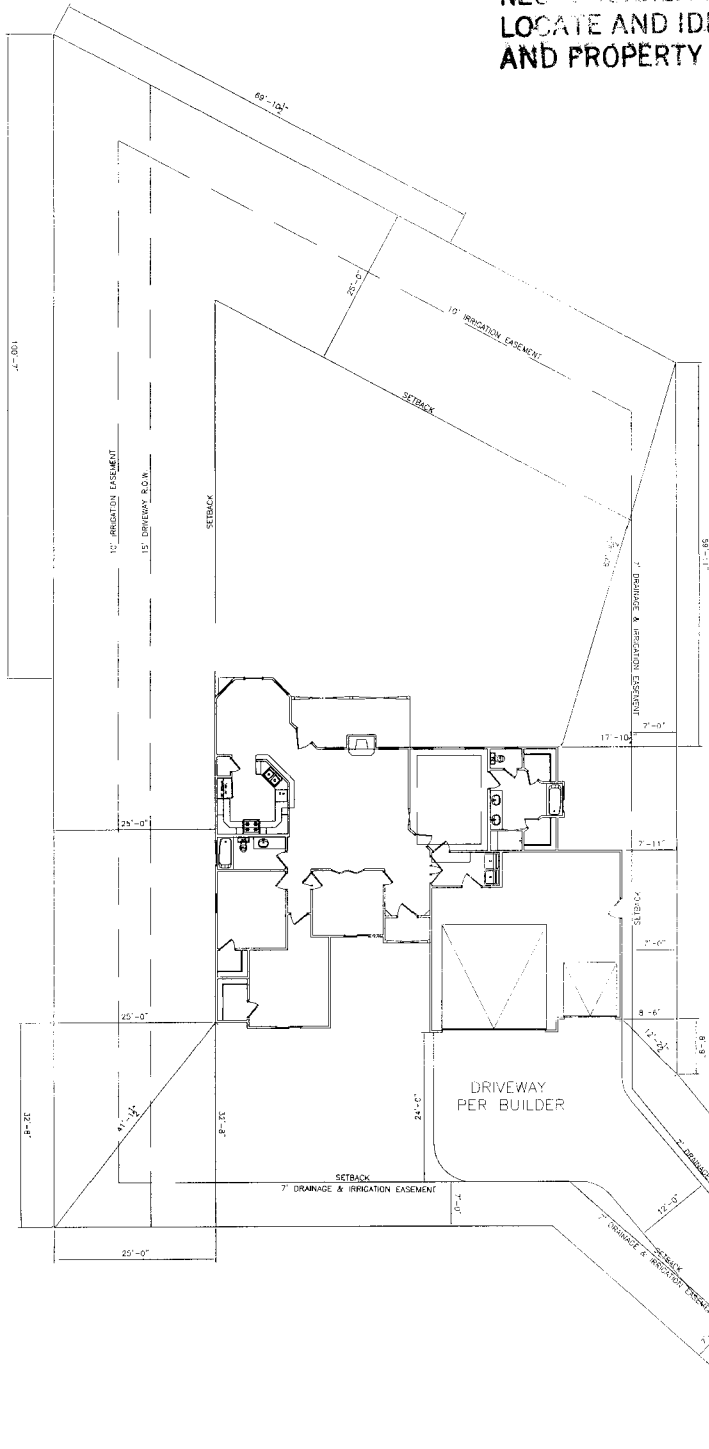
Applicant Signature [Signature] Date _____
Department Approval [Signature] Date 6/23/05

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. PL OMSD
Utility Accounting [Signature] Date 6/23/05

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)

ACCEPTED *Wishu Wagner 6/23/05*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

ft 5/30/05



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 LEUCE. IF NO BRICK LEUCE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

SITE HEAD INFORMATION

SI DIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	2
BLOCK NUMBER	1
LOT NUMBER	27
STREET ADDRESS	297 GILL CREEK COURT
COUNTY	MESA
CORNER SQ. FT.	7639
LIVING SQ. FT.	1745 SF
LOT SIZE	16872 SF
T O I	MIN - 4663.5 - MAX - 4665.5
FRONT 20'	
SIDES 7'	
REAR 25'	

SCALE: 1"=30'-0"

David Damm
Tech
6-23-05