

BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2865 Grizzly Ct
 Parcel No. Parent 2943-301-00-166
 Subdivision Unawee Heights
 Filing 4 Block 3 Lot 11

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2243
 Sq. Ft. of Lot / Parcel 8874
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2357
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes, Inc.
 Address 3111 F Rd
 City / State / Zip Grand Jct Co 81804

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 81804
 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 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 open hole foundation observation
 Voting District E Driveway Location Approval CH By a licensed engineer is required prior to foundation const. 1/2 basements may be permitted upon observation of a open hole.
 (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 Nat Stubb Sr. Bill Grace Date 12-22-05

Department Approval NH 4/18/05 Date 12-27-05

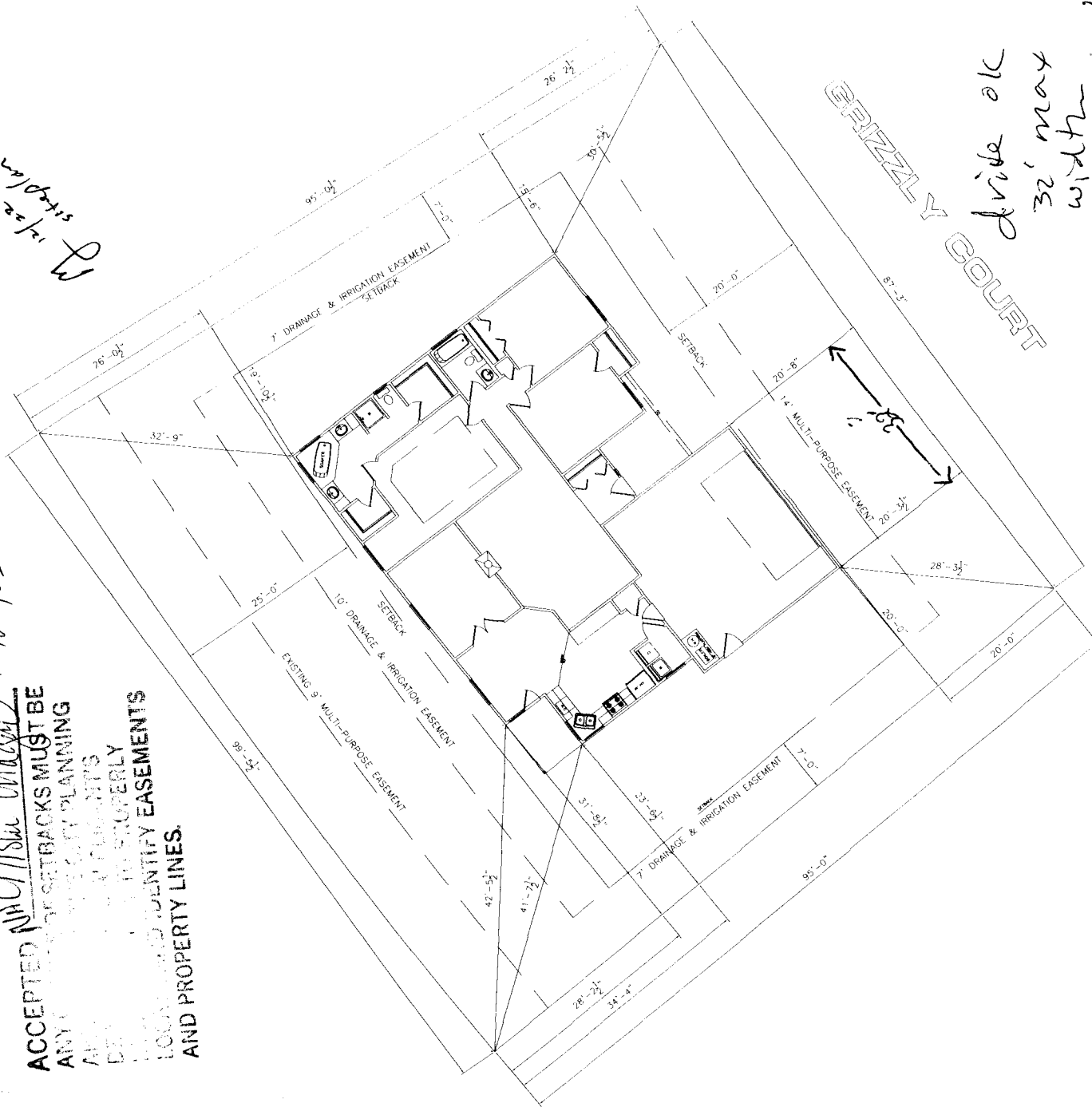
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>PL 0MSD</u>
Utility Accounting <u>D Overholt</u>	Date <u>12/27/05</u>		

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)

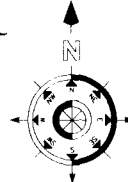
12/27/05

ACCEPTED **MULLIS & CHAGRY**
ANY SETBACKS MUST BE
ANY CITY PLANNING
ANY CITY PLANNING
DEVELOPER TO PROPERLY
LOCATIONS AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

12/22/05
12/22/05
12/22/05



BRIZZLY COURT
drive ok
32' max
width
see 12/23/05



NOTE:
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNER'S ACCEPTANCE OF THESE TERMS.
3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WEA NOTED.
4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOMATIC! SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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.

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

SITE PLAN INFORMATION

SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	11
BLOCK NUMBER	3
STREET ADDRESS	2865 BRIZZLY CT.
COUNTY	MESA
GARAGE SQ. FT.	512 SF
COVERED ENTRY SQ. FT.	63 SF
COVERED PATIO SQ. FT.	57 SF
LIVING SQ. FT.	1731 SF
LOT SIZE	8874 SF
I.O.F.	MIN. -4665 MAX. 4667
FRONT	20'
SETBACKS USED	SIDES 7'
	REAR 25'

SCALE: 1"=20'-0"