

FEE \$ 10.-  
 TCP \$ 1500.-  
 SIF \$ 292.-

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2868 Grizzly Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. Parent 2943-301-00166 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2107  
 Subdivision Unawkeep Heights Sq. Ft. of Lot / Parcel 8263  
 Filing 4 Block 3 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) ~~2000~~ 2420  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Pinnacle Homes, Inc  
 Address 3111 FRd  
 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 FRd  
 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: \_\_\_\_\_

**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>RSE-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> 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>See plot for instruction</u>		
Voting District <u>E</u>	Driveway Location Approval <u>U</u> (Engineer's Initials)	<u>on open hole foundation inspection.</u>	

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).

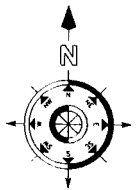
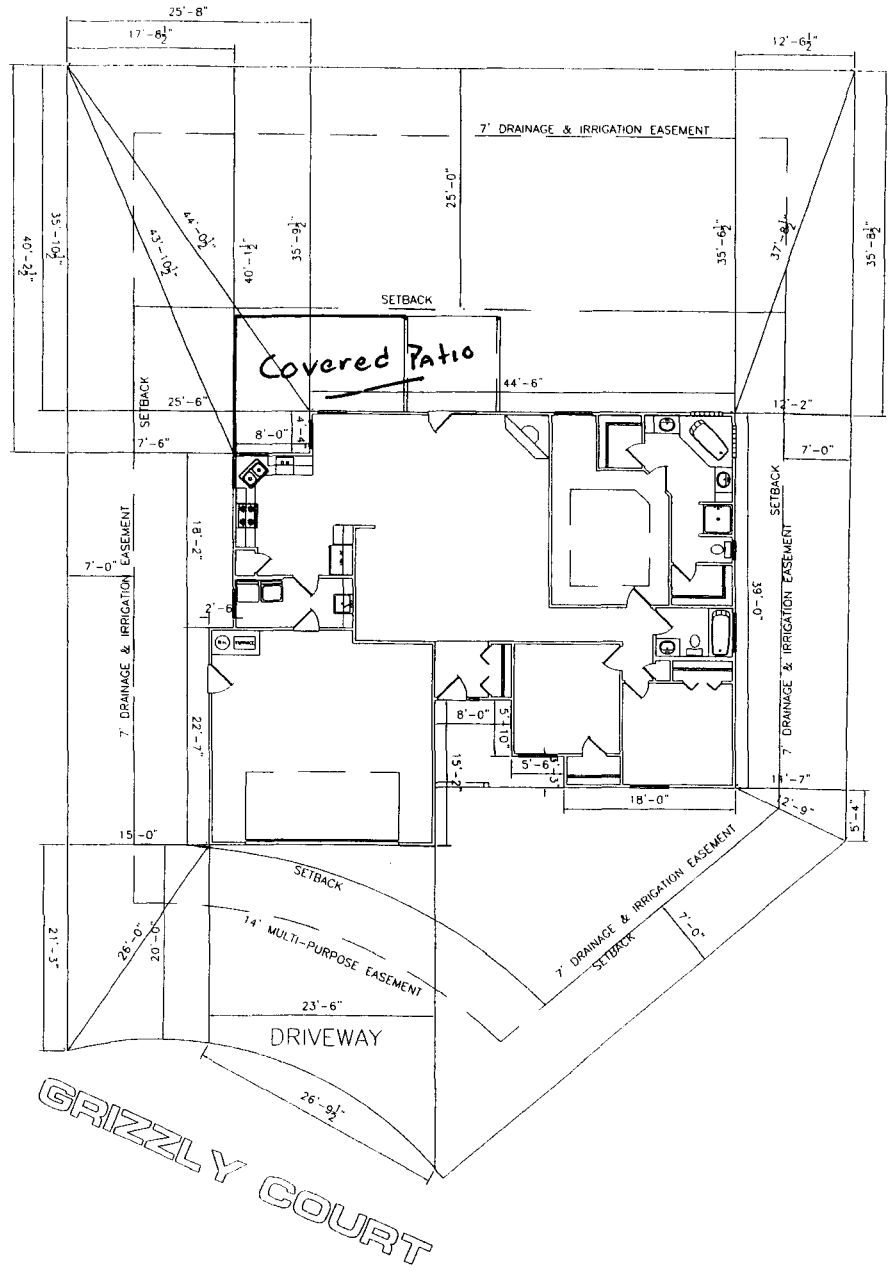
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Kate Skellern for Bill Grace Date 12-21-05

Department Approval KV U/18u Wajza Date 12-27-05

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____ W/O No <u>PL OMSD</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)



**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 OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT. 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	7
BLOCK NUMBER	3
STREET ADDRESS	2868 GRIZZLY CT.
COUNTY	MESA
GARAGE SQ. FT.	512 SF
COVERED ENTRY SQ. FT.	91 SF
COVERED PATIO SQ. FT.	100 SF
LIVING SQ. FT.	1595 SF
LOT SIZE	8263 SF
T.O.F.	MIN - 4777 - MAX - 4669
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

**SCALE: 1"=20'-0"**

ACCEPTED *RV Mike Mason* 12/27/05  
 ANY CHANGE OF SETBACKS MUST BE ASSIGNED TO SETBACKS  
 DEFINITION OF SETBACKS  
 RESPONSIBILITY OF BUILDER  
 LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES  
 12/23/05