

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

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

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

Building Address 2873 Grizzly Ct  
 Parcel No. Parent 2943-301-00-166  
 Subdivision Unawakee Heights  
 Filing 4 Block 3 Lot 15

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2514  
 Sq. Ft. of Lot / Parcel 10926  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2927  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Pinnacle Homes, Inc  
 Address 3111 F Rd  
 City / State / Zip Grand Jct Co 81604

**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 81604  
 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 See plot for instruction  
 Voting District E Driveway Location Approval [Signature] on open hole foundation inspection  
 (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 12-21-05

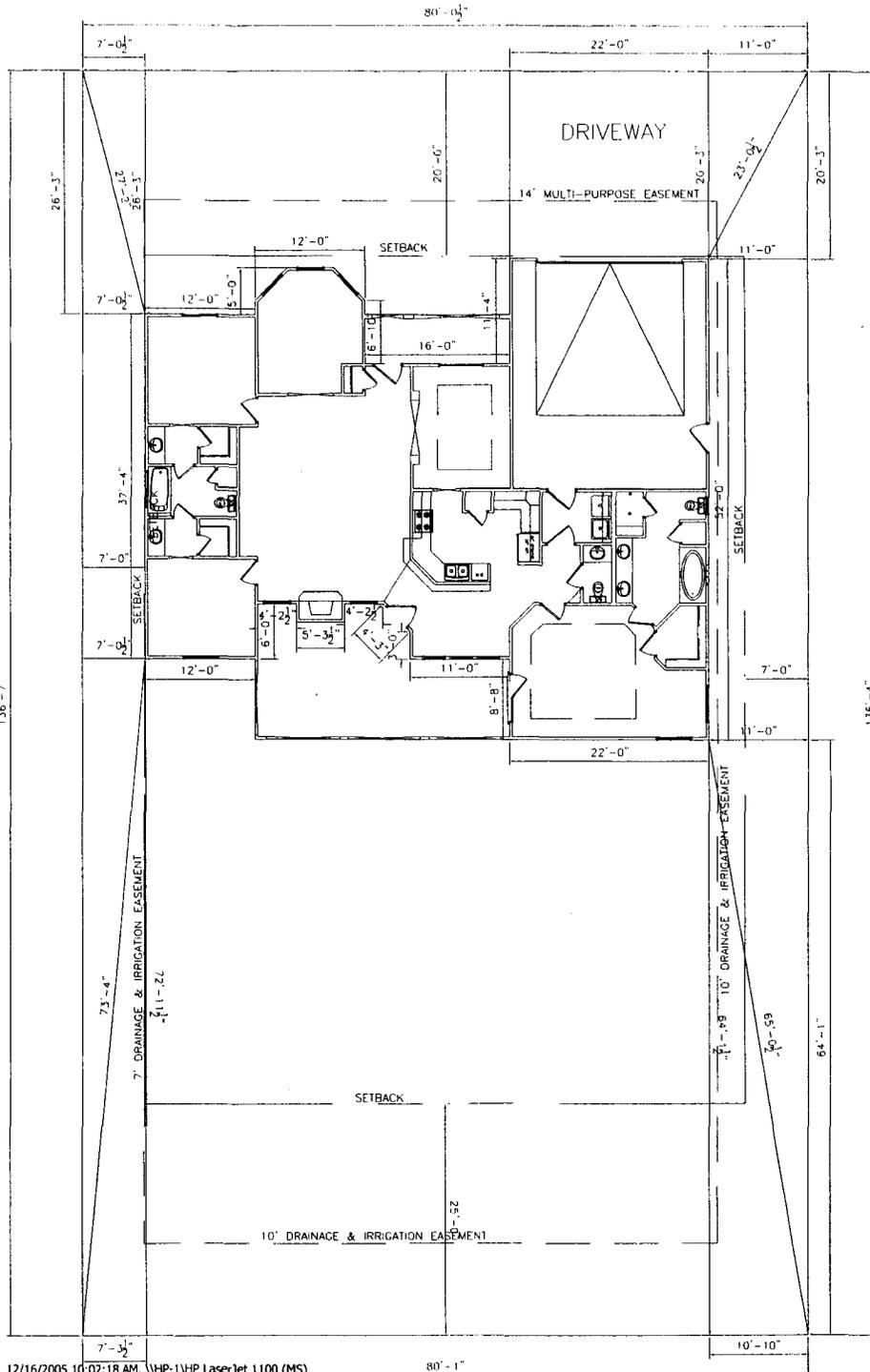
Department Approval [Signature] Date 12-27-05

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. PL OMSO

Utility Accounting [Signature] Date 12/27/05

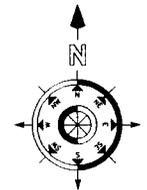
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

# GRIZZLY COURT



ACCEPTED *W/Conditions*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

12/23/05  
 drive  
 or



- INDEX:**
- 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 OTHER WISE NOTED.
  - BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  - THIS PLAN HAS NOT BEEN ENGINEERED BY A PROFESSIONAL ENGINEER. 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	15
BLOCK NUMBER	3
STREET ADDRESS	2873 GRIZZLY CT.
COUNTY	MESA
GARAGE SQ. FT.	542 SF
COVERED ENTRY SQ. FT.	85 SF
COVERED PATIO SQ. FT.	328 SF
LIVING SQ. FT.	1972
LOT SIZE	10926 SF
T.O.F.	MIN. - 4668 - MAX. - 4670
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

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