

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 294 Rocky Pitch Rd No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-82-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2543.09
 Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 9793
 Filing 1 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2925.24
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes, Inc
 Address 3111 FRd
 City / State / Zip Grand Junction 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 Junction Co 81504
 Telephone (970) 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>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> 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>Open hole foundation</u>		
Voting District <u>E</u>	Driveway Location Approval <u>RH</u> (Engineer's Initials)	<u>observation required by licensed engineer.</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).

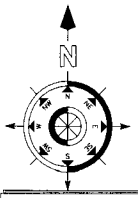
Applicant Signature Kit Skellern Date 7-27-05
 Department Approval Wendy Spurr Date 7/29/05

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>0MSDTRP4774/4775</u>
Utility Accounting <u>OW</u>	Date <u>7/29/05</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)

Wendy Spurr

ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



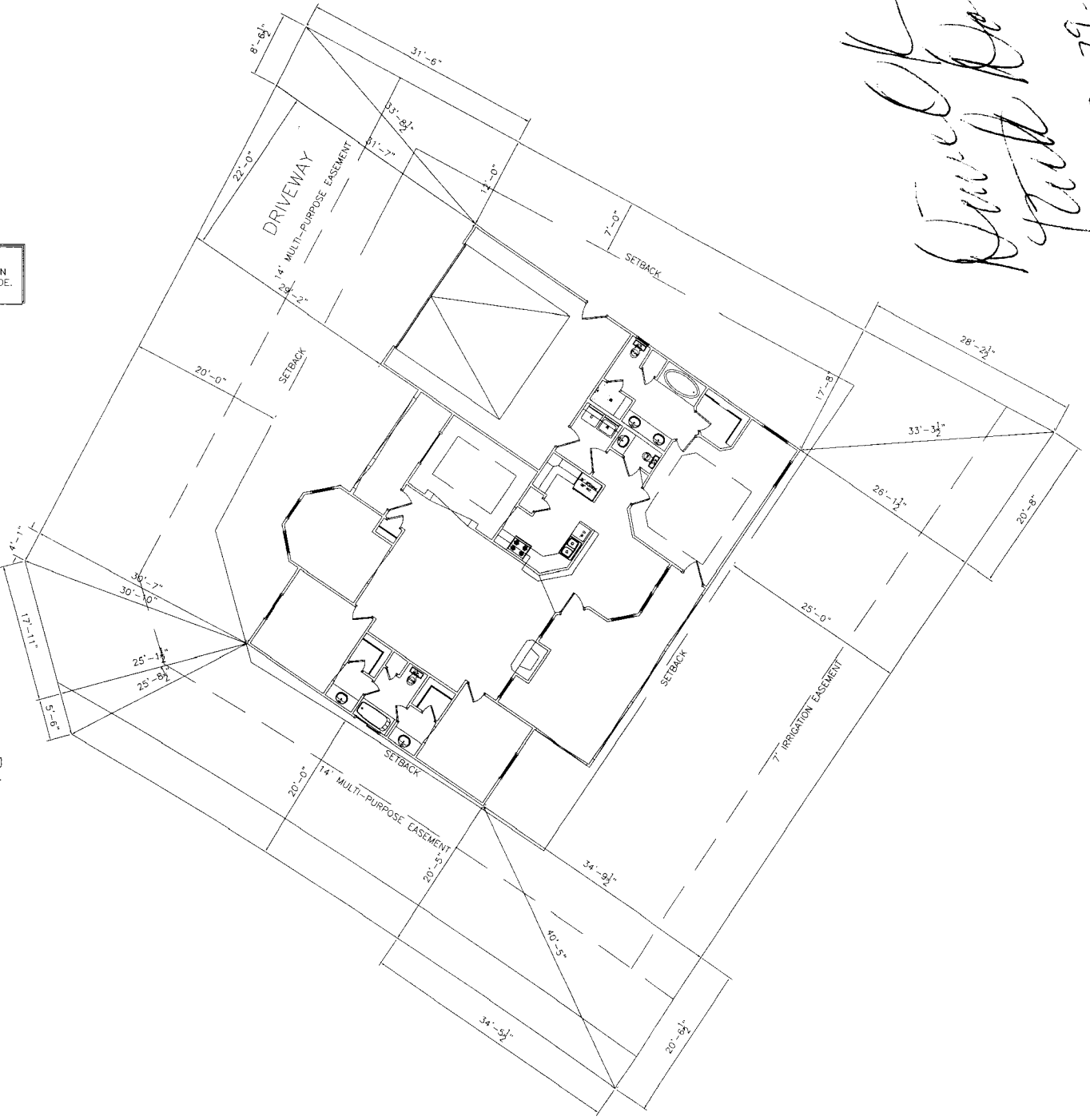
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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	1
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	294 ROCKY PITCH RD.
COUNTY	MESA
GARAGE SQ. FT.	542 SF
LIVING SQ. FT.	2001 SF
LOT SIZE	9793 SF
T.O.F.	MIN-4665.0-MAX-4667.0
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"



Wendy Spurr
March 29, 2005