

FEE \$	70.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2860 Thimble Rock Road No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943 301 86 030 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1612
 Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 9748 SF
 Filing 2 Block 3 Lot 30 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
 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
 Address 3111 F rd
 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions Engineered Foundation Required
 Voting District E Driveway Location Approval _____
 (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 Bill Brad By Mendel Date 3-2-05
 Department Approval BR Gayle Henderson Date 3-2-05

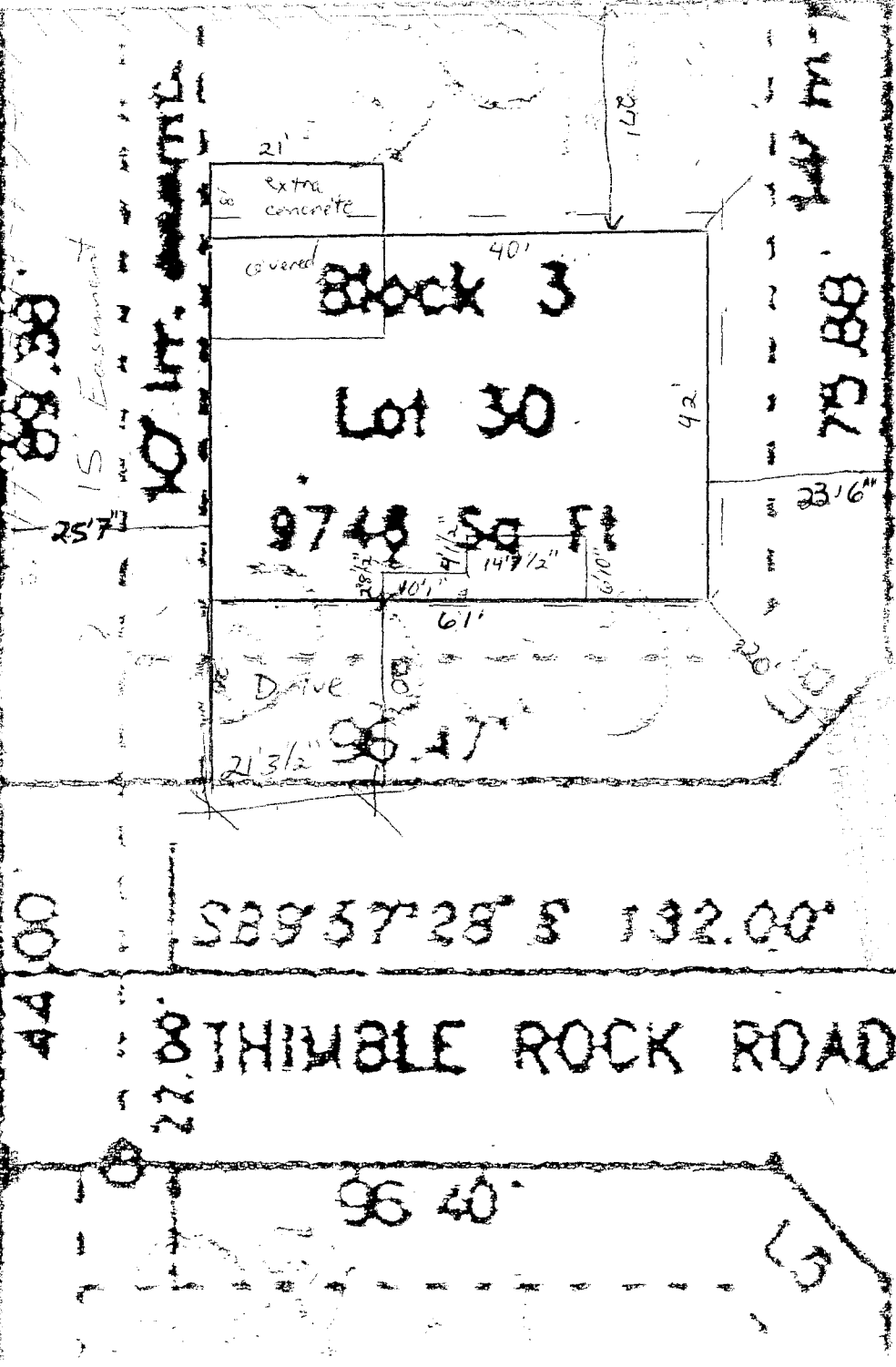
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. PD out of CMSD
 Utility Accounting Binsley Date 3/2/05

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)

2860
 Thimble Rock St.
 Lot 30 Block 3
 Filing 2
 Unawep Heights
 TOF
 min 46625
 max 46645

50/23/05
 2/23/05
 2/23/05
 2/23/05

0°01'13"W 1147.55'



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

Nisha Prasad 3/23/05

3-2-05
 ACCEPTED
 CITY PLANNING
 AND DEVELOPMENT DEPT.

0°01'12"W 370.82'

75.18'

74.00'

0°01'12"E 211.1000'