

FEE \$ 16.00
 TCP \$ 1539.00
 SIF \$ 4110.00

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

BLDG PERMIT NO. _____

Building Address 2872 Arrastact
 Parcel No. 2943-301-95-009
 Subdivision Unawakee Heights
 Filing 4 Block 1 Lot 9

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3269
 Sq. Ft. of Lot / Parcel 20994
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 3606
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes, Inc
 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, Inc
 Address 3111 F Rd
 City / State / Zip Grand Jct Co 81504
 Telephone 241-66516

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____
 DATE MAR 17 2006
 TB

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 observation by a Lic engineer is required prior to foundation construction. Full depth basements are not permitted in this subd. 1/2 depth</u>		
Voting District <u>E</u>	Driveway Location Approval <u>EH</u> (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).

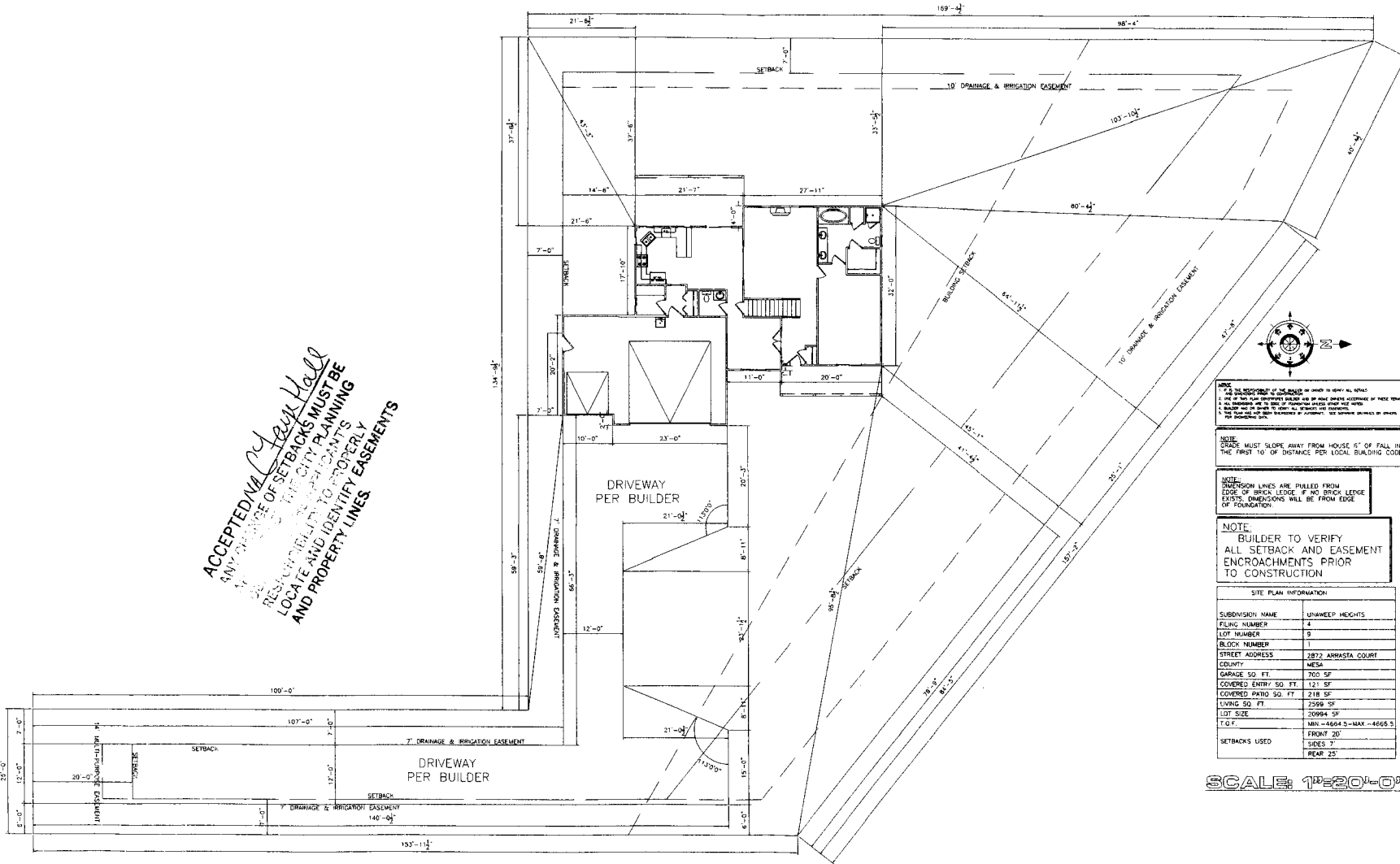
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Kathy Stubb - or Bill Grace Date 3-8-06
 Department Approval NA Clay Hall Date 3/17/06

Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____	W/O No. <u>OMSTP</u>
Utility Accounting <u>C. Bensley</u>	Date <u>3/17/06</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)

SECTION A-A (REVISED)



ACCEPTED BY *Jay Hall*
 ANY CHANGE OF SETBACKS MUST BE
 RESUBMITTED TO THE CITY PLANNING
 LOCAL AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

NOTE:
 1. THE RESPONSIBILITY OF THE BUILDER IS TO VERIFY ALL SETBACKS
 2. ALL SETBACKS MUST BE MAINTAINED AT ALL TIMES
 3. ALL SETBACKS MUST BE MAINTAINED AT ALL TIMES
 4. ALL SETBACKS MUST BE MAINTAINED AT ALL TIMES
 5. ALL SETBACKS MUST BE MAINTAINED AT ALL TIMES

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 5' OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

NOTE:
 FINISH LINES ARE FILLED 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	UPWIND HEIGHTS
FILING NUMBER	4
LOT NUMBER	9
BLOCK NUMBER	1
STREET ADDRESS	2872 ARRASTA COURT
COUNTY	MEHA
GARAGE SQ. FT.	700 SF
COVERED ENTRY SQ. FT.	121 SF
COVERED PATIO SQ. FT.	218 SF
LIVING SQ. FT.	2399 SF
LOT SIZE	20994 SF
T.O.F.	MIN - 4664.5 - MAX - 4666.5
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 20'-0"

Drive Ok
 EH
 3/17/06