

FEE \$	10.00
TCP \$	1539.00
SIF \$	4100.00

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

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

Building Address 2877 Fall Creek Dr  
Parcel No. 2943-301-97-001  
Subdivision Unawcep Heights  
Filing 4 Block 3 Lot 1

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3226 <sup>Living + Garage</sup>  
Sq. Ft. of Lot / Parcel 10575  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3636  
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 (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 observation by a Lic eng is req'd prior to foundation</u>
Voting District <u>E</u> Driveway Location Approval <u>W</u> (Engineer's Initials)	<u>Const. Full depth basements are not permitted in this Subd. 1/2 depth basements MAY be permitted upon</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).

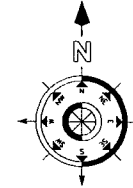
Applicant Signature Bill Grace Date 5-3-06  
Department Approval Ronnie Edwards Date 5/5/06

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> W/O No.	<u>REMOVED</u>
Utility Accounting	<u>D Overholt</u>	Date <u>5/5/06</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)

FALL CREEK DRIVE

2877  
Fall Creek Drive



**DISCLAIMER:**  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. ONE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE SCRAMBLE 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	1
BLOCK NUMBER	3
STREET ADDRESS	2877 FALL CREEK
COUNTY	MESA
GARAGE & SHOP SQ. FT.	841 SF
COVERED ENTRY SQ. FT.	85 SF
COVERED PATIO SQ. FT.	325 SF
LIVING SQ. FT.	2385 SF
LOT SIZE	10575 SF
T.O.F.	MIN. - 4667 - MAX. - 4669
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1"=20'-0"

ACCEPTED NA *Darrie Edwards 5/5/06*  
 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.