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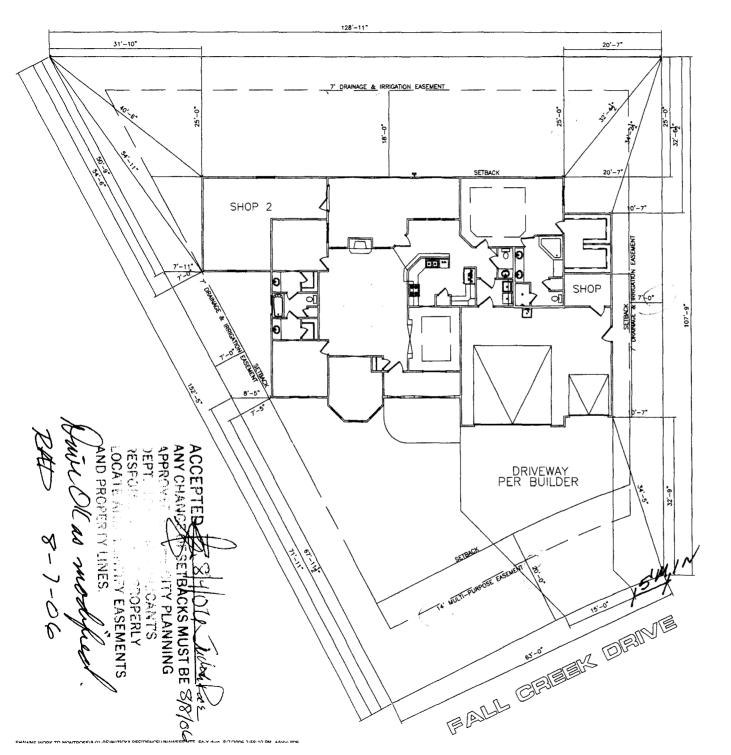
PLANNING CLEARANCE

BLDG PERMIT NO.	
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(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2878 Fall Creek Ov No. of Existing Bldgs O No. Proposed 1
Parcel No
Subdivision Unaweep Heights Sq. Ft. of Lot/Parcel 11700
Filing Block Lot Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)
OWNER INFORMATION: Height of Proposed Structure
Name Pinnacle Homes, Inc. DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below)
Address SILF ICC Interior Remodel Addition
City / State / Zip Grand Jot, Co 81504
APPLICANT INFORMATION: *TYPE OF HOME PROPOSED: Manufactured Llores (LIPC)
Name Dinnade Homes, Inc. Site Built Manufactured Home (UBC)
Address 311 F Rd
City/State/Zip Grand Jul 6 81504 NOTES:
Telephone 241-6646
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 Maximum coverage of lot by structures
SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES 4 NO
Side from PL Rear from PL Parking Requirement
Maximum Height of Structure(s) 35 Special Conditions on hole for the 35 was required
- Driveway full charth backingte ace not Dermitted
Voting District
Voting District Location Approval
Voting District 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
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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

SUBDIVISION NAME	UNAWEEP HEIGHTS	
FILING NUMBER	4	
LOT NUMBER	11	
BLOCK NUMBER	2	
STREET ADDRESS	2878 FALL CREEK DR.	
COUNTY	MESA	
GARAGE & SHOP SQ. FT.	839 SF	
SHOP 2 SQ. FT.	390 SF	
COVERED ENTRY SQ. FT.	78 SF	
COVERED PATIO SQ. FT.	325 SF	
LIVING SQ. FT.	2100 SF	
LOT SIZE	11700 SF	
T.O.F.	MIN4667-MAX4669	
SETBACKS USED	FRONT 20'	
	SIDES 7'	
	REAR 25'	