

|        |         |
|--------|---------|
| FEE \$ | 10.00   |
| TCP \$ | 1539.00 |
| SIF \$ | 400.00  |

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

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

Building Address 2879 Fall Creek Dr  
 Parcel No. 2943-301-97-002  
 Subdivision Unaweeep Heights  
 Filing 4 Block 3 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2939  
 Sq. Ft. of Lot / Parcel 9169  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3352  
 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 241-6646

**\*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 X NO \_\_\_\_\_  
 Side 7' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions open hole foundation observation by a LIC eng is required prior to foundation  
 Voting District E Driveway Location Approval CM Const Full-depth basements are not permitted in this  
 (Engineer's Initials) Sub-10-depth basements may be permitted

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 Rob Skill & Bill Grace Date 8-16

Department Approval NA Judson A. Rose Date 8/16/06

|  |   |                             |                        |
|--|---|-----------------------------|------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>8/21/06</u> |
| Utility Accounting <u>W. E. G. Berry</u>               | Date <u>paid @ omsd</u>                 |                             |                        |

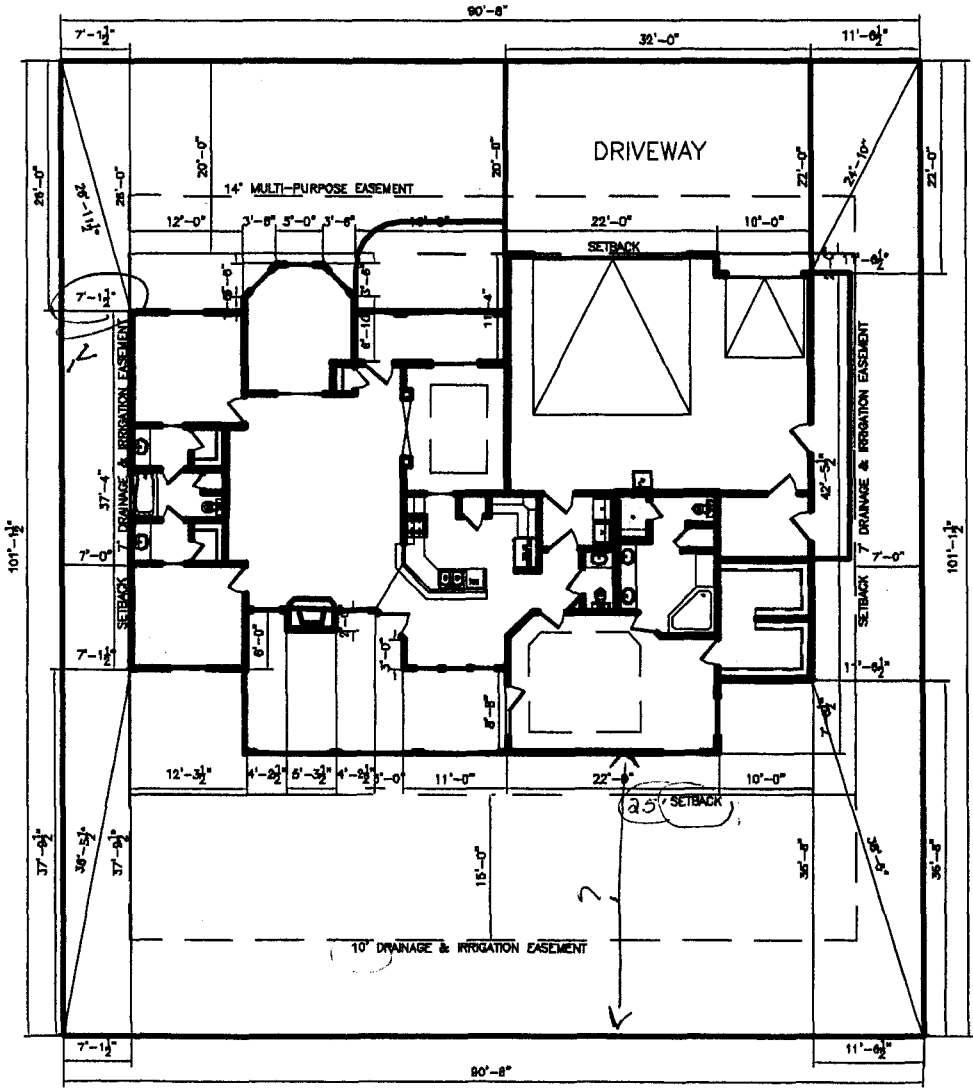
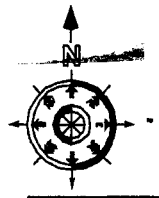
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

drive  
 ovc  
 8/14/04

ACCEPTED *INA* *Judith A. Rice*

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

FALL CREEK DRIVE



**NOTES:**  
 1. FOR THE ACCURACY OF THE PLAN, AN OWNER TO VERIFY ALL DETAILS.  
 2. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.  
 4. DIMENSIONS ARE TO CENTER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THE PLAN IS NOT BEING SUBMITTED FOR APPROVAL. THE EASEMENTS SHOWN ARE FOR INFORMATION ONLY.

**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            | 2                                 |
| BLOCK NUMBER          | 3                                 |
| STREET ADDRESS        | 2879 FALL CREEK                   |
| COUNTY                | MESA                              |
| GARAGE SQ. FT.        | 839 SF                            |
| COVERED ENTRY SQ. FT. | 85 SF                             |
| COVERED PATIO SQ. FT. | 326 SF                            |
| LIVING SQ. FT.        | 2100 SF                           |
| LOT SIZE              | 9189 SF                           |
| T.O.F.                | MIN-4087.5-MAX-4089.5             |
| SETBACKS USED         | FRONT 20'<br>SIDES 7'<br>REAR 28' |

SCALE: 1"=20'-0"