

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.

Building Address 2881 Fall Creek Dr  
 Parcel No. 2943-301-97-003  
 Subdivision Unawee Heights  
 Filing 4 Block 3 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2939  
 Sq. Ft. of Lot / Parcel 8819 sq ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) ~~1228~~ 3386  
 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 241-66416

**\*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>CSF-4</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
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 required prior to foundation const. Sub-depth basements are not permitted in this subd.</u>		
Voting District <u>E</u>	Driveway Location Approval <u>RAJ</u> <small>(Engineer's initials)</small>		

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 [Signature] Date 10-16-06

Department Approval NA [Signature] Date 10/20/06

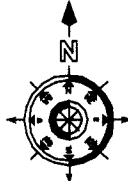
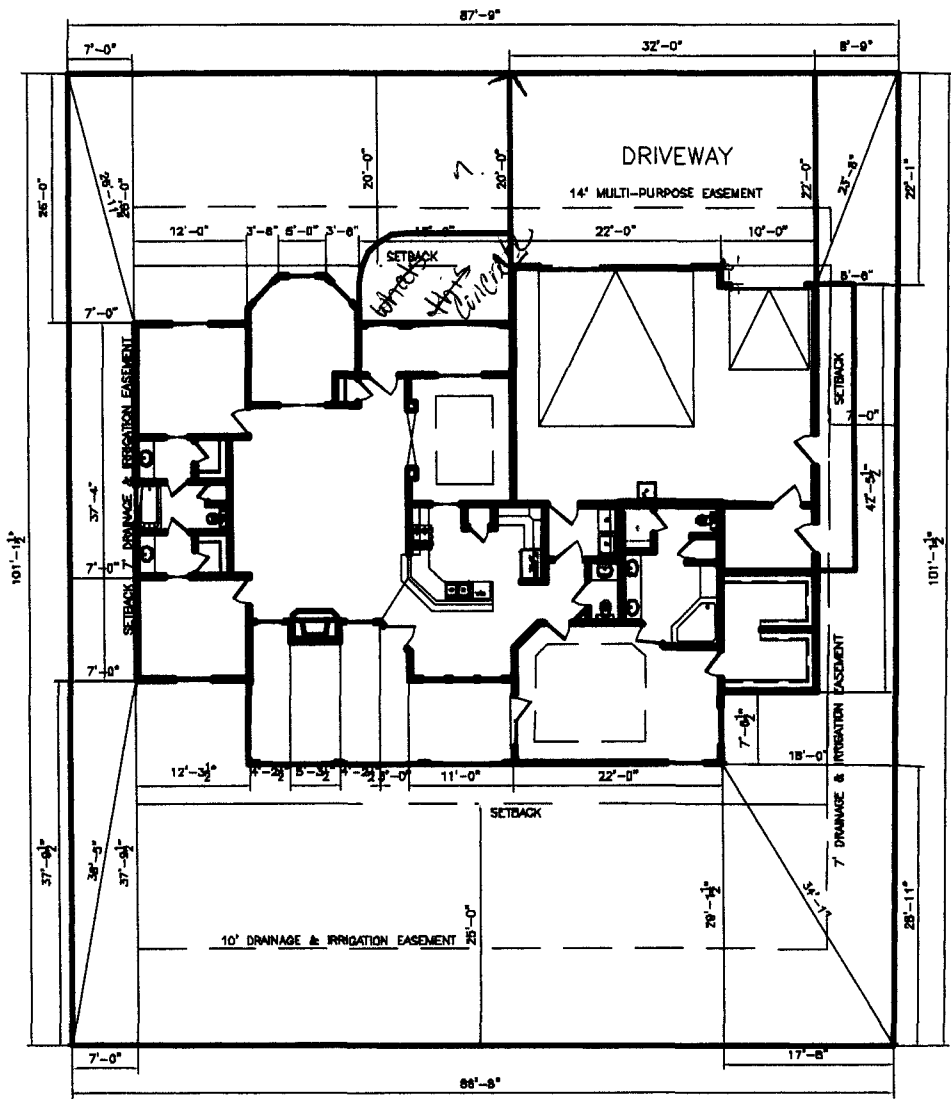
Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD / OMSV</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/20/06</u>		

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

*Approved*  
*10-26-06*

ACCEPTED N/A  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPARTMENT. PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



**NOTES:**  
 1. ALL DIMENSIONS SHALL BE AS SHOWN.  
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
 4. BRICK AND BE BRICK TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS BEEN CHECKED BY A LICENSED ARCHITECT AND ENGINEER FOR CONFORMANCE WITH THE APPLICABLE CODES.

**NOTE:**  
 GRADE MUST SLOPE AWAY FROM HOUSE 8" 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	
SUBMISSION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	3
BLOCK NUMBER	3
STREET ADDRESS	2881 FALL CREEK
COUNTY	MESA
GARAGE & SHOP SQ. FT.	838 SF
COVERED ENTRY SQ. FT.	85 SF
COVERED PATIO SQ. FT.	328 SF
LIVING SQ. FT.	2100 SF
LOT SIZE	8819 SF
T.O.F.	MIN.-4888-MAX.-4870
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

**SCALE: 1"=20'-0"**