

FEE \$	16.00
TCP \$	1539. <sup>00</sup>
SIF \$	460. <sup>00</sup>

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

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

Building Address 2885 Fall Creek Dr  
Parcel No. 2943-301-97-004  
Subdivision Unawep Heights  
Filing 4 Block 3 Lot 4

No. of Existing Bldgs 0 No. Proposed 1  
Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2130 *Living space*  
Sq. Ft. of Lot / Parcel 9880  
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3332  
Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Pinnacle Homes, Inc  
Address 3111 FRd  
City / State / Zip Grand Jct, Co 81604

**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 81604  
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' *Open hole foundation observation in this by a Lic eng is req'd prior to foundation const. Full depth basements are not permitted in this Subd 1/2 depth basements may be permitted upon obser. of open hole foundation by Lic eng.*  
Voting District E Driveway Location Approval [Signature] (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 [Signature] Date 5-3-06

Department Approval [Signature] Date 5/5/06

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL 0MSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/5/06</u>		

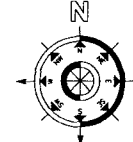
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2885 Fall Creek Dr

drive  
in  
5/14/04

FALL CREEK DRIVE

ACCEPTED NA Donnie Edwards  
MAY BE 5/15/06  
CITY PLANNING  
IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



- NOTE:**
- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
  - USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
  - ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
  - BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
  - THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOMATIC - SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

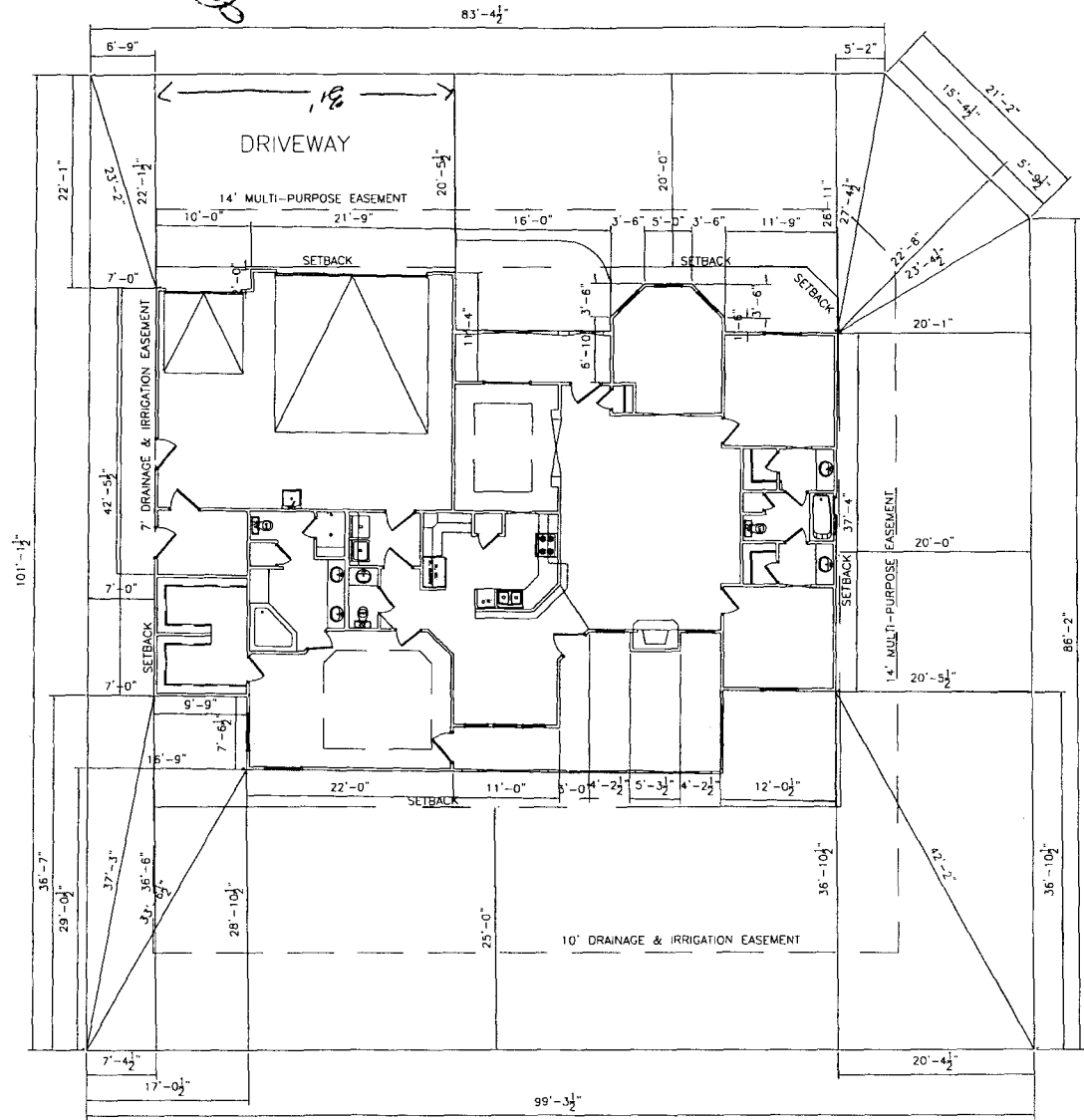
**NOTE:**  
GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

**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	4
BLOCK NUMBER	3
STREET ADDRESS	2885 FALL CREEK
COUNTY	MESA
GARAGE & SHOP SQ. FT.	833 SF
COVERED ENTRY SQ. FT.	85 SF
COVERED PATIO SQ. FT.	284 SF
LIVING SQ. FT.	2130 SF
LOT SIZE	9880 SF
T.O.F.	MIN - 4668 - MAX - 4670
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1"=20'-0"



SNYDER CREEK DRIVE