TCP \$ /600 CC

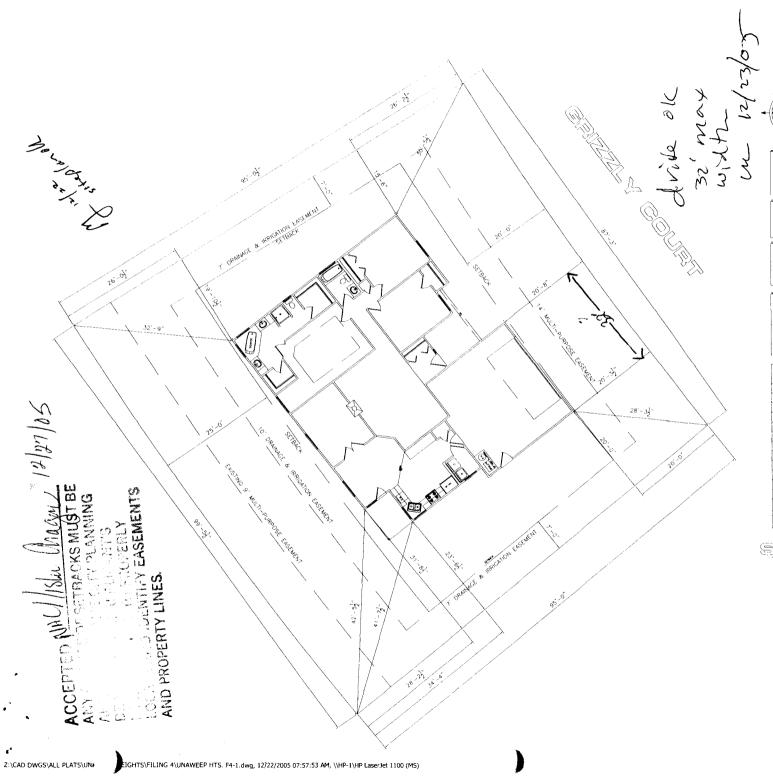
PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

3uilding Address 2865 Grizzly Ct	No. of Existing Bldgs No. Proposed
Parcel No. Parcnt 2943-301-00-166	Sq. Ft. of Existing Bldgs Sq. Ft. Proposed 2243
Subdivision Unaweep Heights	Sq. Ft. of Lot / Parcel 8874
Filing 4 Block 3 Lot 11	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name Pinnacle Homes, Inc.	DESCRIPTION OF WORK & INTENDED USE:
Address 311 F Rd	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip Grand Jct Co 81804	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name <u>Pinnade Homes</u> , <u>Inc</u>	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address 3111 F Rd	Other (please specify):
City/State/Zip Grand Jet Co 8/504	NOTES:
Telephone 241-6646	
	xisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RSF.4	5/ 6/4
	Maximum coverage of lot by structures
SETBACKS: Front from property line (PL)	Maximum coverage of lot by structures
	· · · · · · · · · · · · · · · · · · ·
SETBACKS: Front 20' from property line (PL)	Permanent Foundation Required: YES_X_NO Parking Requirement Special Conditions Life Itle Standard Conditions Italian I
SETBACKS: Front 30' from property line (PL) Side 7' from PL Rear 35' from PL	Permanent Foundation Required: YES_X_NO Parking Requirement
SETBACKS: Front C' from property line (PL) Side 7' from PL Rear 25' from PL Maximum Height of Structure(s)	Permanent Foundation Required: YES_X_NO Parking Requirement
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s)	Permanent Foundation Required: YES_X_NO
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s)	Permanent Foundation Required: YES_X_NO
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s)	Permanent Foundation Required: YES_X_NO
SETBACKS: Front	Permanent Foundation Required: YES_X_NO
SETBACKS: Front	Permanent Foundation Required: YES_X_NO



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

NOTE:
DIMENSION LINES ARE PULLED FROM
EDGE OF BRICK LEDGE IF NO BRICK LEDGE
EXISTS, DIMENSIONS WILL BE FROM FOGE
OF FOUNDATION.

NOTE:

BUILDER TO VERIFY ALL SETBACK AND FASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	11
BLOCK NUMBER	3
STREET ADDRESS	2865 GRIZZLY CT.
COUNTY	MFSA
CARAGE SQ. FT.	512 SF
COVERED ENTRY SQ. FT.	63 SF
COVERED PATIO SQ. FI.	51 SF
LIVING SQ. FT.	1731 SF
LOT SIZE	8874 SF
1.0.F.	MIN. : 4665-MAX 4667
SETBACKS USED	FRONT 20'
	SIDES 7
	REAR 25

SCALE: 1712201-071

