TCP \$ 400.00

(White: Planning)

(Yellow: Customer)

PLANNING CLEARANCE

BLDG	PERMIT N	Ο.	

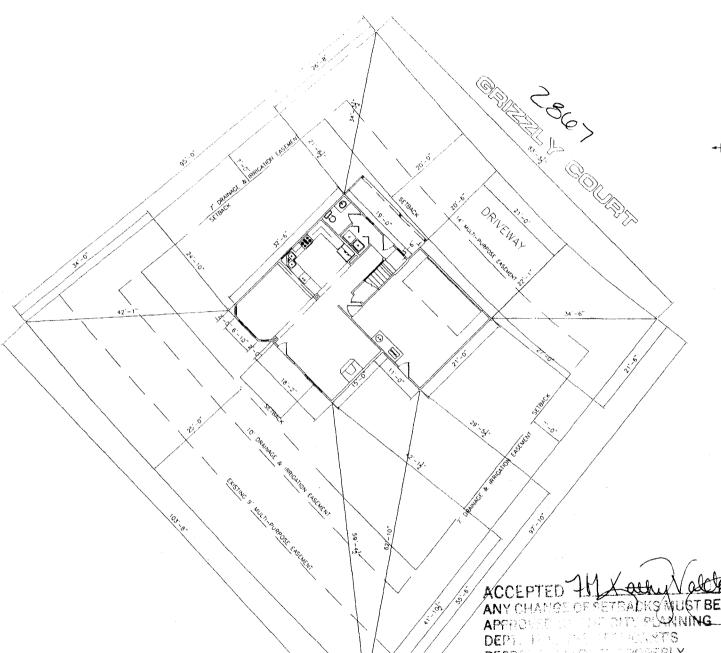
(Goldenrod: Utility Accounting)

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2867 Grizzly Ct	No. of Existing Bldgs No. Proposed
Parcel No. <u>2943-301-97-012</u>	Sq. Ft. of Existing Bldgs O Sq. Ft. Proposed 2421
Subdivision Unaweep Heights	Sq. Ft. of Lot / Parcel 8943
Filing 4 Block 3 Lot 12	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name Pinnacle Homes, Inc	DESCRIPTION OF WORK & INTENDED USE: New Single Family Home (*check type below)
Address 311 F Rd	Interior Remodel Addition
City/State/Zip Grand Jet, Co 81504	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Pinnacle Homes, Inc	Site Built Manufactured Home (UBC) Manufactured Home (HUD)
Address 3111 FRd	Other (please specify):
City/State/Zip Grand Jct. Co 81504	NOTES:
Telephone 241-6646	
	existing & proposed structure location(s), parking, setbacks to all on & width & all easements & rights-of-way which abut the parcel.
THIS SECTION TO BE COMPLETED BY COM	MUNITY DEVELOPMENT DEPARTMENT STAFF
ZONE RS (-4	~ a Ch
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ZONE RSF-4	Maximum coverage of lot by structures 5000
ZONE RS F-4 SETBACKS: Front 20 from property line (PL) Side 7 from PL Rear 25 from PL	Maximum coverage of lot by structures
ZONE RS F-4 SETBACKS: Front O from property line (PL) Side 7 from PL Rear 25 from PL Maximum Height of Structure(s) Driveway Voting District Driveway Location Approval (Engineer's Initials)	Maximum coverage of lot by structures 5000 Permanent Foundation Required: YES_X_NO Parking Requirement 2 Special Conditions open hale foundation observation by a licensed with the foundation of the found
SETBACKS: Front O from property line (PL) Side 7 from PL Rear 25 from PL Maximum Height of Structure(s) 5 Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved	Maximum coverage of lot by structures 5000 Permanent Foundation Required: YES_X_NO Parking Requirement 2 Special Conditions for hole foundation Observation by a licensed in writing, by the Community Development Department. The until a final inspection has been completed and a Certificate of
SETBACKS: Front of from property line (PL) Side of from PL Rear of from PL Maximum Height of Structure(s) of PL Voting District of Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Deline I hereby acknowledge that I have read this application and the	Permanent Foundation Required: YESNO
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Delinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to the second content of the content o	Permanent Foundation Required: YESNO
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building Deline I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to the control of the contr	Permanent Foundation Required: YESNO
SETBACKS: Front from property line (PL) Side from PL Rear from PL Maximum Height of Structure(s) Voting District Driveway Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved structure authorized by this application cannot be occupied Occupancy has been issued, if applicable, by the Building District I have read this application and the ordinances, laws, regulations or restrictions which apply to the action, which may include but not necessarily be limited to the Applicant Signature	Permanent Foundation Required: YESNO
SETBACKS: Front	Permanent Foundation Required: YESNO

(Pink: Building Department)





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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	12
BLOCK NUMBER	3
STREET ADDRESS	2867 GRIZZLY
COUNTY	MESA
GARAGE SQ. FT.	433 SF
COVERED ENTRY SQ. FT.	105 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1988 SF
LOT SIZE	8943 SF
1.0.F.	MIN 4666 - MAX 4668
	FRONT 20'
SETBACKS USED	SIDES 7
,	REAR 25

RESPONDED TO TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.