

FEE \$ 10.00
 TCP \$ 1539.00
 SIF \$ 460.00

PLANNING CLEARANCE

BLDG PERMIT NO. _____

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2867 Grizzly Ct
 Parcel No. 2943-301-97-012
 Subdivision Unaweeep Heights
 Filing 4 Block 3 Lot 12

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2421
 Sq. Ft. of Lot / Parcel 8943
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2646
 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
 SETBACKS: Front 20' from property line (PL)
 Side 7' from PL Rear 25' from PL
 Maximum Height of Structure(s) 35'
 Voting District E Driveway Location Approval RAD
 (Engineer's Initials)

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2
 Special Conditions Open hole foundation observation by a licensed engineer required prior to foundation

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 Kate Skellern Bill Grace Date 2-16-06

Department Approval Kathy Valdes Date 2-23-06

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. PL OMSD

Utility Accounting D. Overholt Date 2/23/06

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)

