

FEE \$ 10.00

TCP \$ 1539.00

SIF \$ 400.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO.

Building Address 2872 Grizzly Ct

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-301-98-008

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2598

Subdivision Unaweeep Heights

Sq. Ft. of Lot / Parcel 10798

Filing 4 Block 4 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3606

Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Pinnacle Homes, Inc

### DESCRIPTION OF WORK & INTENDED USE:

Address 3111 F Rd

New Single Family Home (\*check type below)

City / State / Zip Grand Jct Co 81504

Interior Remodel

Addition

Other (please specify): \_\_\_\_\_

### APPLICANT INFORMATION:

Name Pinnacle Homes

### \*TYPE OF HOME PROPOSED:

Address 3111 F Rd

Site Built

Manufactured Home (UBC)

City / State / Zip Grand Jct Co 81504

Manufactured Home (HUD)

Other (please specify): \_\_\_\_\_

Telephone 241-6646

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, is required prior to foundation const*

Voting District E

Driveway Location Approval EH  
(Engineer's Initials)

*Full depth basements not allowed only 1/2 depth basements allowed.*

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 John Stubb for Bill Grace Date 3-10-06

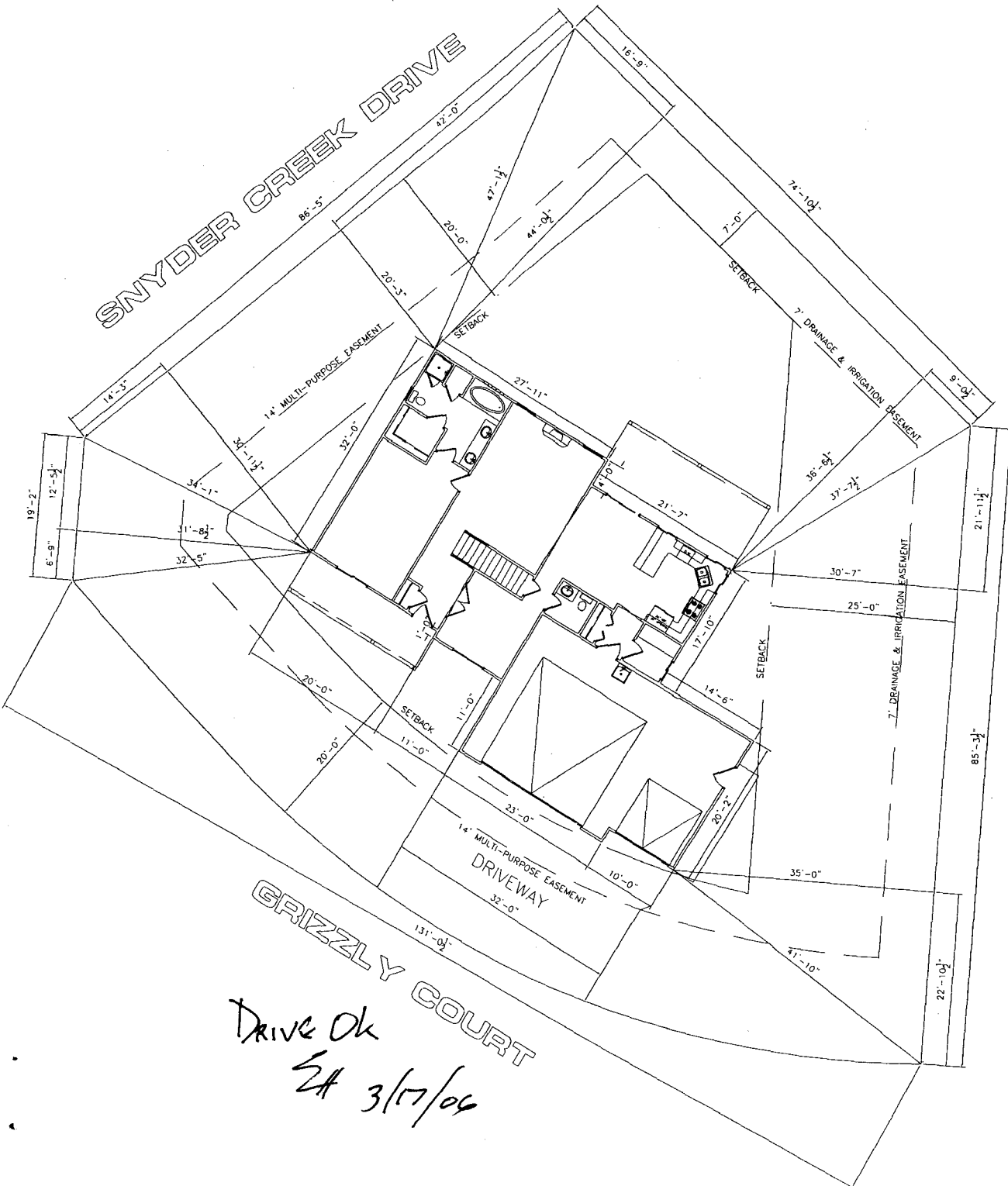
Department Approval NAC Jay Hael Date 3/17/06

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. OMSP

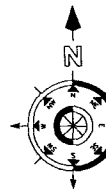
Utility Accounting J. Bensley Date 3/17/06

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)

MAR 17 2006  
BATH  
TB



Drive Ok  
SA 3/17/06



ACCEPTED *Mr. Steve Wood*  
 THE CITY PLANNING DEPARTMENT  
 HAS THE APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

**NOTE:**  
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.  
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHER WISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. 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	8
BLOCK NUMBER	4
STREET ADDRESS	2872 GRIZZLY CT.
COUNTY	MESA
GARAGE SQ. FT.	700 SF
COVERED ENTRY SQ. FT.	121 SF
COVERED PATIO SQ. FT.	218 SF
LIVING SQ. FT.	2599 SF
LOT SIZE	10798 SF
T.O.F.	MIN - 4667.5 - MAX - 4669.5
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

SCALE: 1"=20'-0"