

FEE \$	10 <sup>00</sup>
TCP \$	/
SIF \$	/

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

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

Building Address 294 Rocky Pkch Rm No. of Existing Bldgs 1 No. Proposed \_\_\_\_\_  
 Parcel No. \_\_\_\_\_ Sq. Ft. of Existing Bldgs 1900 Sq. Ft. Proposed 96  
 Subdivision Uniwep Heights Sq. Ft. of Lot / Parcel .227 ac  
 Filing No 1 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure 7-9' tall

**OWNER INFORMATION:**

Name Jerry Brannon  
 Address 294 Rocky Pkch Rd  
 City / State / Zip Grand Jct. Co., 81503

DESCRIPTION OF WORK & INTENDED USE:  
 New Single Family Home (\*check type below) \\  
 Interior Remodel  Addition  
 Other (please specify): shed 8x12

**APPLICANT INFORMATION:**

Name Jerry Brannon  
 Address 294 Rocky Pkch Rd  
 City / State / Zip Grand Jct. Co., 81503  
 Telephone 294-241-3592

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSP-4</u>	Maximum coverage of lot by structures <u>350%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>NO</u>
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (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).

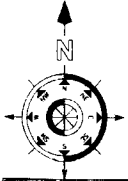
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Jerry Brannon Date 12-06-06  
 Department Approval Judith A. Rice Date 12/6/06

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Kate Adams</u>	Date	<u>12/6/06</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)

ACCEPTED *Kerachy* SETBACKS MUST BE APPLIED TO ALL PLANNING DEPARTMENT APPLICATIONS. RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



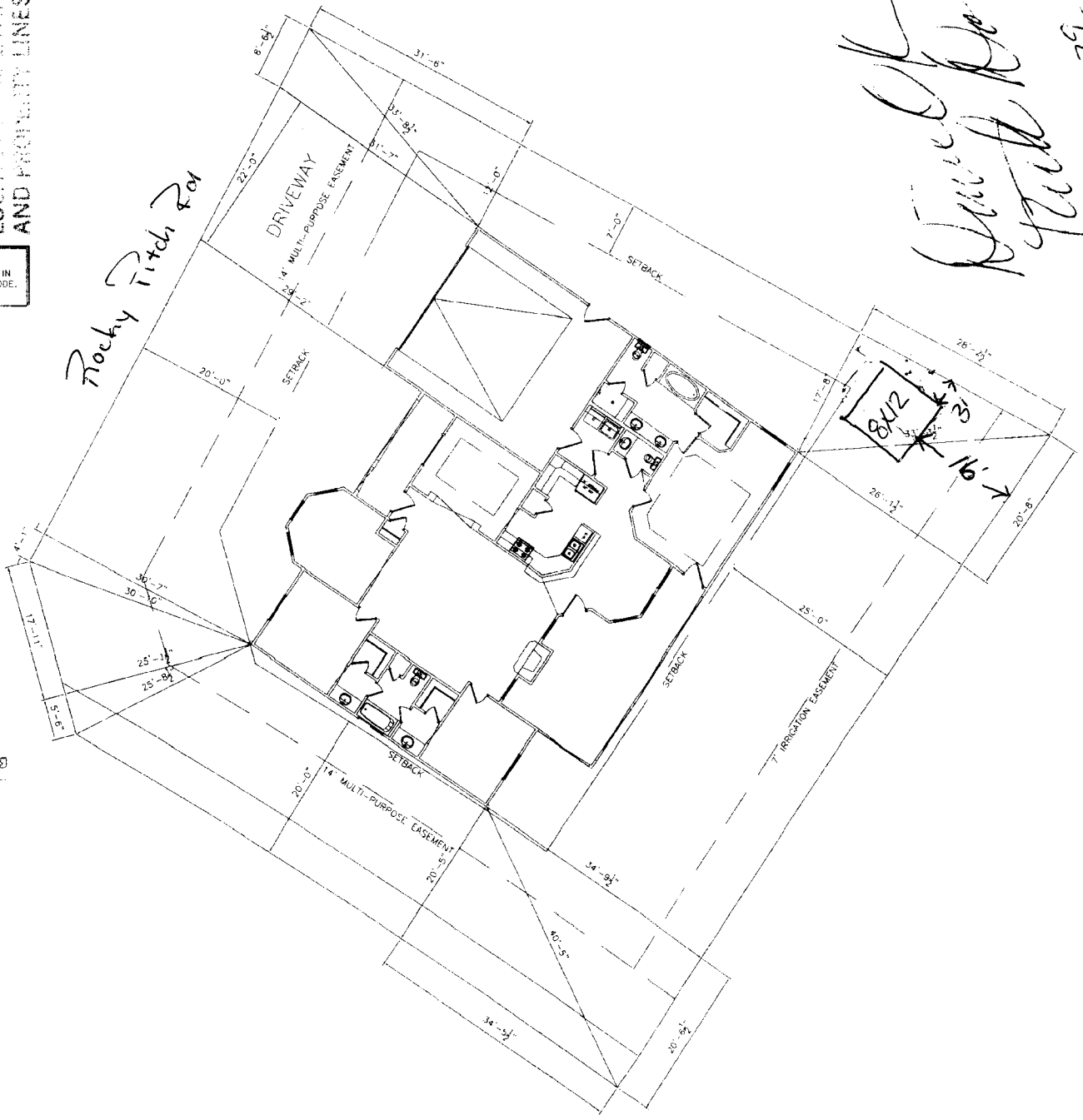
NOTE: GRADE MUST BE 5' OFF AWAY FROM HOUSE 5' OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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	1
LOT NUMBER	3
BLOCK NUMBER	2
STREET ADDRESS	294 ROCKY PITCH RD.
COUNTY	MESA
GARAGE SQ. FT.	542 SF
LIVING SQ. FT.	2001 SF
LOT SIZE	9793 SF
T.O.F.	MIN-4665.0-MAX-4667.0
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

ACCEPTED *JMS 12/7/06* SETBACKS MUST BE APPLIED TO ALL PLANNING DEPARTMENT APPLICATIONS. RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*Will Deane*  
*7-29-05*

SCALE: 1" = 20'-0"