

FEE \$ 10.00  
 TCP \$ 1539.00  
 SIF \$ 4620.00

### PLANNING CLEARANCE

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

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

Building Address 273 Silvertip Way  
 Parcel No. 2943-301-00-245-Parent  
 Subdivision Unawcep Heights  
 Filing 3 Block 3 Lot 12

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3097  
 Sq. Ft. of Lot / Parcel 8727  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3435  
 Height of Proposed Structure \_\_\_\_\_

**OWNER INFORMATION:**

Name Pinnacle Homes, Inc  
 Address 3111 F Rd  
 City / State / Zip Grand Jct, Co 81604

**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 248-6646

**\*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 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' Special Conditions Eng foundation required  
 Voting District E Driveway Location Approval RAD  
 (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).

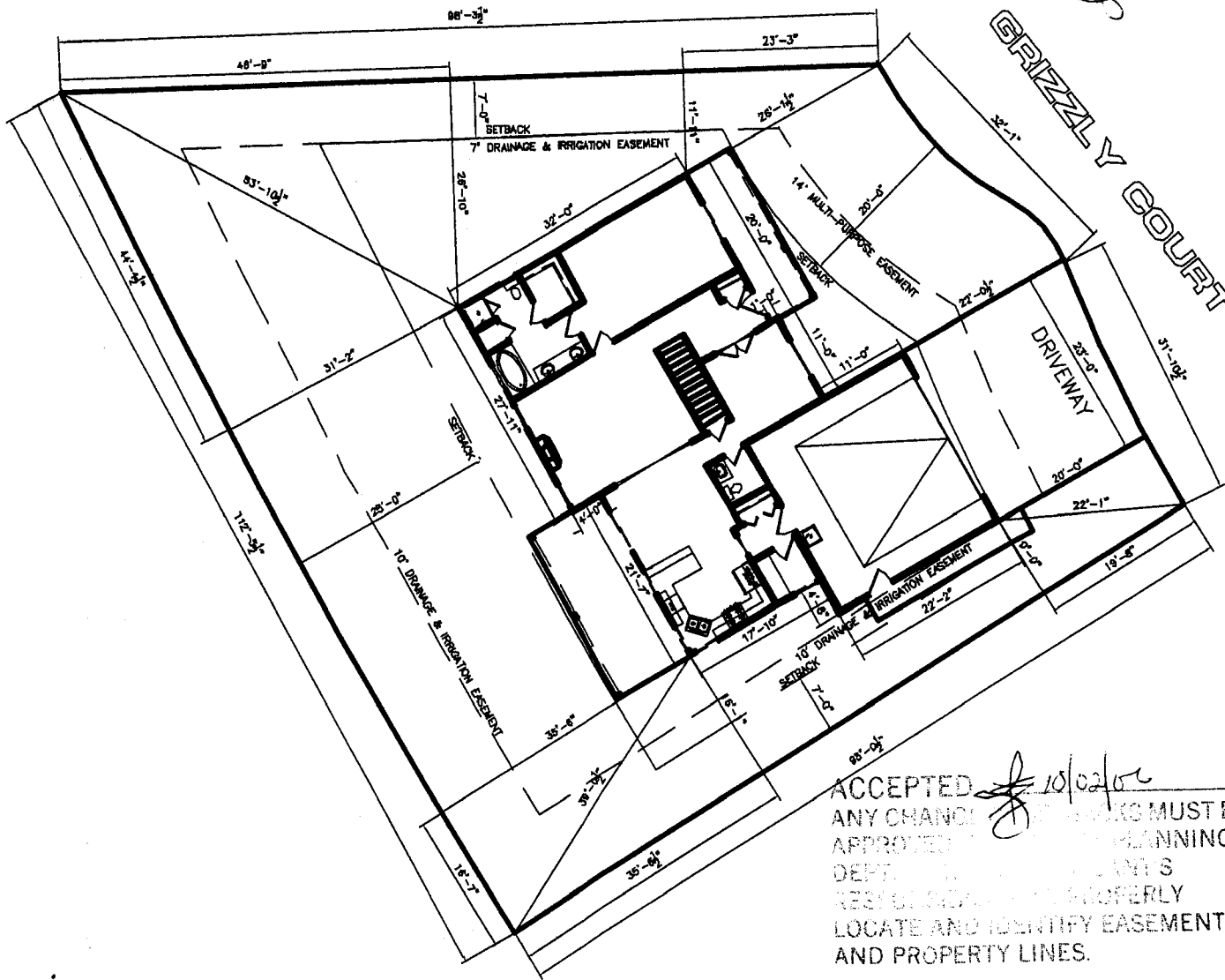
Applicant Signature Nettelle So Bell Date 9-26-06

Department Approval NA Jackson J. D... Date 9/28/06 10/8/06

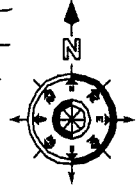
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Paid @ ONSD

Utility Accounting [Signature] Date 10/04/06

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)



drive ok  
 well  
 10/4/06



1. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DETAILS.  
 2. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DETAILS.  
 3. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DETAILS.  
 4. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DETAILS.  
 5. THE USER SHALL BE RESPONSIBLE FOR VERIFYING ALL DETAILS.

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	10
BLOCK NUMBER	3
STREET ADDRESS	2863 GRIZZLY CT.
COUNTY	MESA
GARAGE SQ. FT.	498 SF
COVERED ENTRY SQ. FT.	121 SF
COVERED PATIO SQ. FT.	218 SF
LMND SQ. FT.	2509 SF
LOT SIZE	8179 SF
T.O.F.	MIN.-4885-MAX.-4687
SETBACKS USED	FRONT 20' SIDES 7' REAR 26'

SCALE: 1"=20'-0"

ACCEPTED *[Signature]* 10/02/06  
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE PLANNING DEPT. OF THE CITY OF MESA. PLEASE PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.