

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 278 Snyder Creek Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-98-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2514
 Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 11,018
 Filing 4 Block 4 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2855
 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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>open hole foundation observation by a Lic Eng is required prior to foundation</u>
Voting District <u>E</u> Driveway Location Approval _____ (Engineer's Initials)	<u>Const. Full-depth basements are not permitted in this Subd. Half-depth basements may be permitted</u>

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. No 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). Lic Eng.

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 [Signature] Date 2-21-06

Department Approval NA [Signature] Date 2-27-06

Additional water and/or sewer tap fee(s) are required: YES <u>[initials]</u> NO _____	W/O No. <u>PL OMSU</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/27/06</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)

