FEE \$	10:00.
TCP\$	153900
SIF \$	440.00

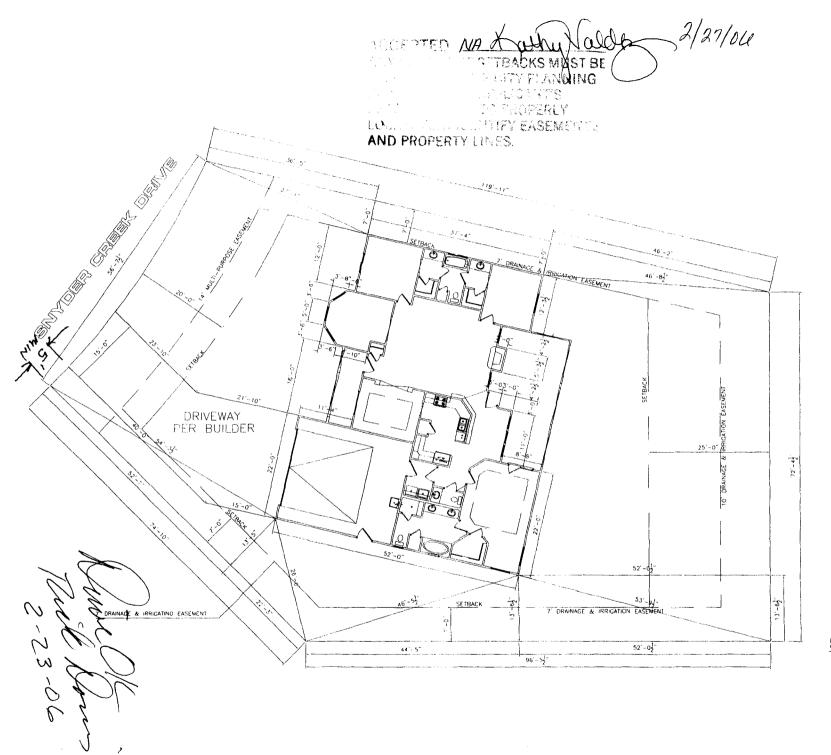
PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 278 Snyder Creek Or	No. of Existing Bldgs No. Proposed
Parcel No. 2943-301-98-007	Sq. Ft. of Existing Bldgs O Sq. Ft. Proposed 2514
Subdivision Unaweep Heights	Sq. Ft. of Lot / Parcel
Filing 4 Block 4 Lot 7	Sq. Ft. Coverage of Lot by Structures & Impervious Surface
OWNER INFORMATION:	(Total Existing & Proposed)
Name Pinnacle Homes, Inc	DESCRIPTION OF WORK & INTENDED USE:
Address 311 F Rd	New Single Family Home (*check type below) Interior Remodel Addition
City/State/Zip Grand Jet lo \$1504	Other (please specify):
APPLICANT INFORMATION:	*TYPE OF HOME PROPOSED:
Name Pinnacle Homes, Inc	Site Built
Address 3111 F Rd	Other (please specify):
City/State/Zip Grand Jet 6 81504	NOTES:
Telephone 241-6646	
	xisting & proposed structure location(s), parking, setbacks to all n & width & all easements & rights-of-way which abut the parcel.
	MUNITY DEVELOPMENT DEPARTMENT STAFF
THIS SECTION TO BE COMPLETED BY COMM	
	MUNITY DEVELOPMENT DEPARTMENT STAFF Maximum coverage of lot by structures
ZONE RSF-4	Maximum coverage of lot by structures 50% Permanent Foundation Required: YES X NO Parking Requirement 2
ZONE	Maximum coverage of lot by structures 50% Permanent Foundation Required: YES X NO Parking Requirement 2 Special Conditions Ofto hole foundation observations
ZONE	Maximum coverage of lot by structures
ZONE	Maximum coverage of lot by structures
SETBACKS: Front	Maximum coverage of lot by structures
SETBACKS: Front	Permanent Foundation Required: YES_X_NO
SETBACKS: Front	Maximum coverage of lot by structures
SETBACKS: Front	Maximum coverage of lot by structures
SETBACKS: Front	Maximum coverage of lot by structures





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5 THIS PARK HAS NOT BEEN OFMERTED BY AUTODAMY

COST EXCHINGROUND CORN.

NOTE: CRADE MUST SCOPE 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

SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	7
BLOCK NUMBER	4
STREET ADDRESS	278 SNYDER CREEK DR.
COUNTY	MESA
GARAGE SQ. FT.	542 SF
COVERED ENTRY SQ. FT	85 SF
COVERED PATIO SO. FT	328 SF
LIVING SQ. FT.	1972 SF
LOT SIZE	11018 SF
10.F.	MIN4667.5-MAX4669.5
	FRONT 20'
SETBACKS USED	SIDES 7'
	REAR 25

SCALE: 1":20"-0"