

FEE \$ 10. —  
 TCP \$ 1539. —  
 SIF \$ 400. —

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

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

Building Address 280 Snyder Creek Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-301-98-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2375  
 Subdivision Unaweeep Heights Sq. Ft. of Lot / Parcel 8821  
 Filing 4 Block 4 Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2592  
 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 81604  
 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 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 Open hole foundation observation by licensed eng. req'd prior to foundation construction. Full basements not permitted. 1/2 basements permitted upon observation by open hole inspection by lic. eng.  
 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).

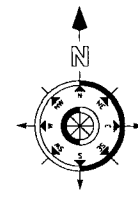
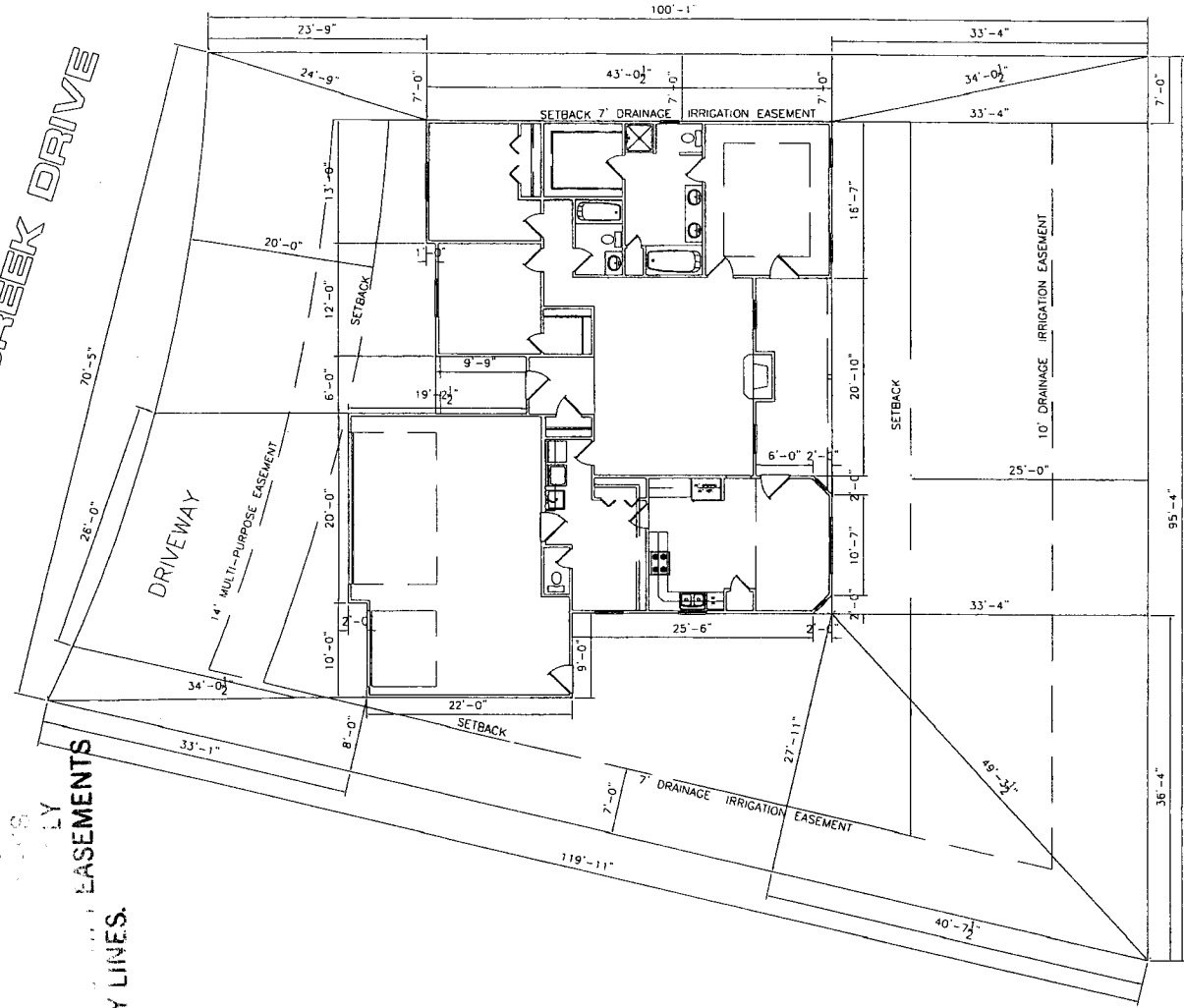
Applicant Signature Kate G. Isbenny & Bill Horne Date 4-5-06  
 Department Approval Kate G. Isbenny Date 4-17-06

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. Paid @ CMSP  
 Utility Accounting Kate G. Isbenny Date 4/17/06

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)

ACCEPTED 4/17/06  
 ANY CHANGES MUST BE APPROVED BY THE ARCHITECT  
 ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED  
 ALL SETBACKS AND EASEMENTS ARE TO BE MAINTAINED  
 ALL PROPERTY LINES ARE TO BE MAINTAINED  
 UNAWEEP HEIGHTS

SNYDER CREEK DRIVE  
 70'-5"



Daniel  
 4-14-06

**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 OTHERWISE NOTED.  
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. 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	6
BLOCK NUMBER	4
STREET ADDRESS	280 SNYDER CREEK DR.
COUNTY	MESA
GARAGE SQ. FT.	636 SF
COVERED ENTRY SQ. FT.	59 SF
COVERED PATIO SQ. FT.	158 SF
LIVING SQ. FT.	1739 SF
LOT SIZE	8821 SF
T.O.F.	MIN. -4668-MAX. -4670
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

**SCALE: 1"=20'-0"**