

FEE \$	10 ⁰⁰
TCP \$	1,539 ⁰⁰
SIF \$	460 ⁰⁰

2009⁰⁰

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 288 Snyder Creek Dr

No. of Existing Bldgs 0 No. Proposed 1

Parcel No. 2943-301-98-002

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2106

Subdivision Unawee Heights

Sq. Ft. of Lot / Parcel 8002

Filing 4 Block 4 Lot 2

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2297

Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes, Inc

DESCRIPTION OF WORK & INTENDED USE:

Address 3111 F Rd

- New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

City / State / Zip Grand Jct Co 81504

APPLICANT INFORMATION:

Name Pinnacle Homes, Inc

***TYPE OF HOME PROPOSED:**

Address 3111 F Rd

- Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

City / State / Zip Grand Jct Co 81504

NOTES: _____

Telephone (970) 241-6646

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 NO _____

Side 7 from PL Rear 25 from PL

Parking Requirement 2

Maximum Height of Structure(s) 35

Special Conditions *open hole found'n observation by

Voting District E Driveway Location Approval RAJ
(Engineer's Initials)

licensed engineer req. prior to construction. Full depth bsmt's not allowed. Half depth may be upon open hole foundation observation.

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 Wendy Spurr

Date 6-5-06

Department Approval Wendy Spurr

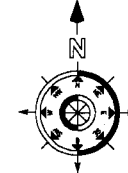
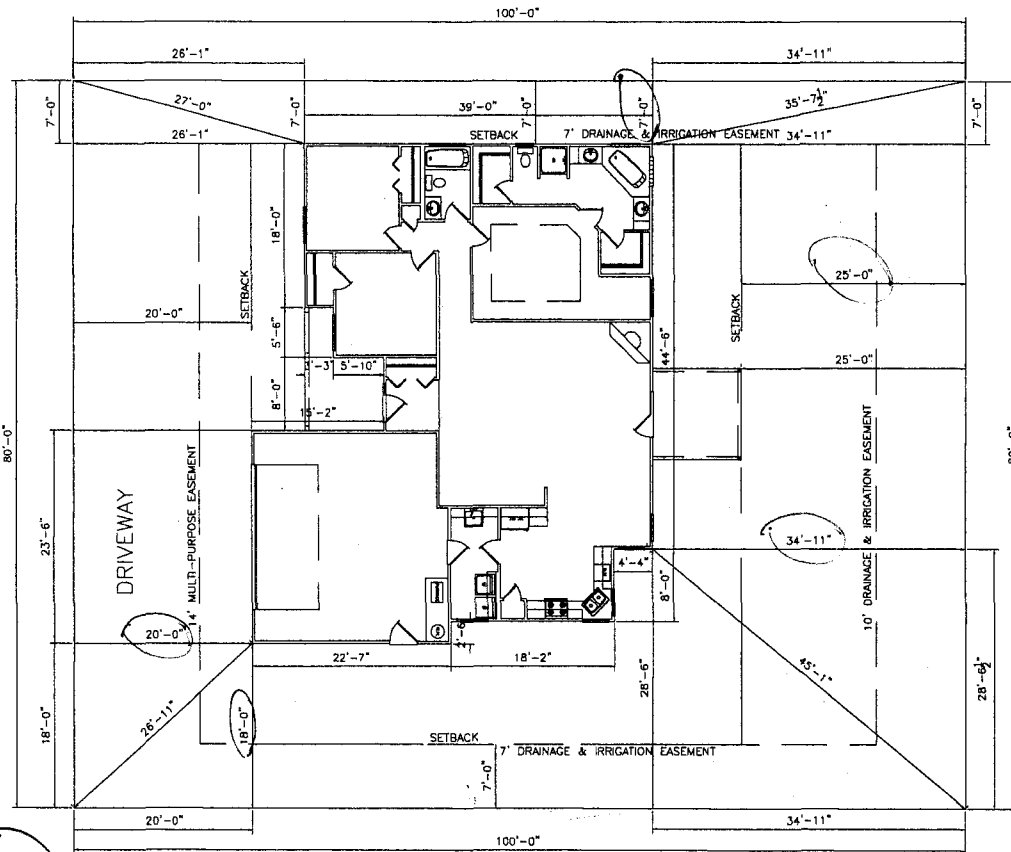
Date 6/12/06

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 0MSD TRP#4938

Utility Accounting [Signature] Date 6/12/06

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)

SNYDER CREEK DRIVE



DISCLAIMER:
 1. I, THE ENGINEER, AM NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES A WAIVER AND OR HOME OWNER ACCEPTANCE OF THESE TERMS.
 3. ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY ANYONE. 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	2
BLOCK NUMBER	4
STREET ADDRESS	288 SNYDER CREEK DR.
COUNTY	MEGA
GARAGE SQ. FT.	512 SF
COVERED ENTRY SQ. FT.	91 SF
COVERED PATIO SQ. FT.	100SF
LIVING SQ. FT.	1595 SF
LOT SIZE	8002 SF
T.O.F.	MIN. - 4667.5 - MAX - 4669.5
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

Handwritten notes:
 6-12-06
 [Signature]
 OK