

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

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

BLDG PERMIT NO. _____

94612-2810

Building Address 549 PENNACLA CT No. of Existing Bldgs 1 No. Proposed _____
 Parcel No. 2945-083-27-007 Sq. Ft. of Existing Bldgs 3900 Sq. Ft. Proposed _____
 Subdivision South Rim Sq. Ft. of Lot / Parcel _____
 Filing 5 Block _____ Lot (B) 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name John + Betsy Withers
 Address 549 Pennacla CT
 City / State / Zip GJ, Co, 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Skyline Homes + Pools
 Address 2259 County Rd 1-A
 City / State / Zip MONTROSE, Co, 81401
 Telephone (970) 275-4617

***TYPE OF HOME PROPOSED:**

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

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>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10'</u> from PL Rear _____ from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>per envelope</u>	Special Conditions <u>Pool can not be located in No Disturbance Area</u>
Voting District <u>A</u> Driveway Location Approval _____ (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 [Signature] Date 9-18-07
 Department Approval [Signature] Date 9-18-07

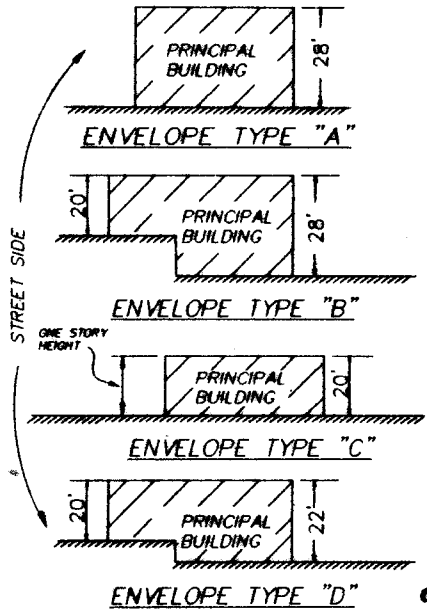
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting <u>[Signature]</u>	Date <u>9-18-07</u>		

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)

Side Yard = 10 Feet
Rear Yard = Per Building Line Shown on Plat

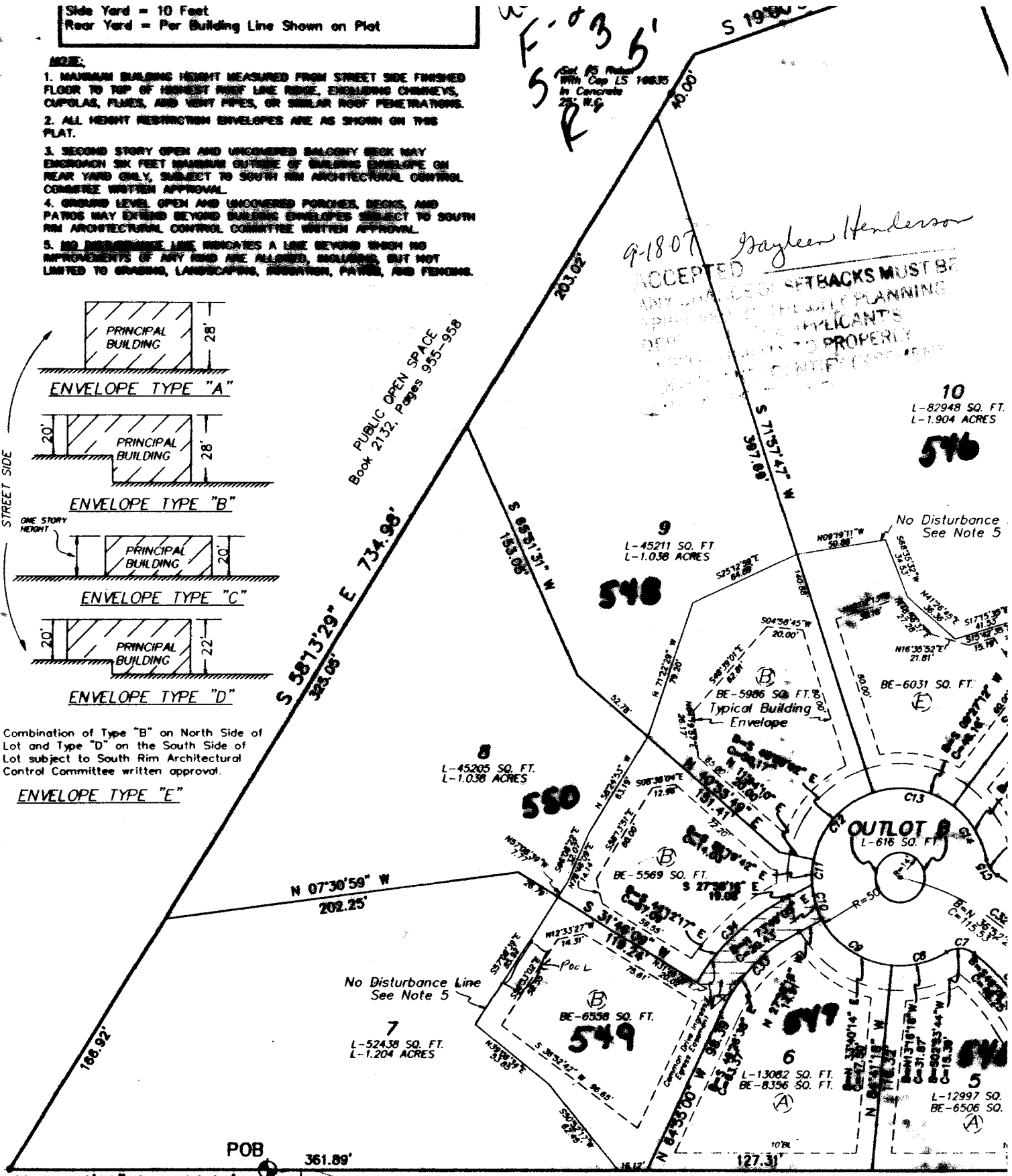
NOTES:

1. MAXIMUM BUILDING HEIGHT MEASURED FROM STREET SIDE FINISHED FLOOR TO TOP OF HIGHEST ROOF LINE RIDGE, EXCLUDING CHIMNEYS, CUPOLAS, FLUES, AND VENT PIPES, OR SIMILAR ROOF PENETRATIONS.
2. ALL HEIGHT RESTRICTION ENVELOPES ARE AS SHOWN ON THIS PLAT.
3. SECOND STORY OPEN AND UNCOVERED BALCONY DECK MAY EXCEED SIX FEET MAXIMUM OUTSIDE OF BUILDING ENVELOPE ON REAR YARD ONLY, SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE WRITTEN APPROVAL.
4. GROUND LEVEL OPEN AND UNCOVERED PORCHES, DECKS, AND PATIOS MAY EXCEED BUILDING ENVELOPE SUBJECT TO SOUTH RIM ARCHITECTURAL CONTROL COMMITTEE WRITTEN APPROVAL.
5. NO DIMENSION LINE INDICATES A LINE BEYOND WHICH NO IMPROVEMENTS OF ANY KIND ARE ALLOWED, INCLUDING, BUT NOT LIMITED TO GRASSING, LANDSCAPING, IRRIGATION, PATIOS, AND FENCING.



Combination of Type "B" on North Side of Lot and Type "D" on the South Side of Lot subject to South Rim Architectural Control Committee written approval.

ENVELOPE TYPE "E"



9-1807
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. APPLICANTS
MUST PROPERLY
NOTIFY...

10
L-82948 SQ. FT.
L-1.904 ACRES
546

8
L-45205 SQ. FT.
L-1.038 ACRES
548

7
L-52438 SQ. FT.
L-1.204 ACRES
549

5
L-12997 SQ. FT.
BE-6506 SQ. FT.

OUTLOT
L-616 SQ. FT.

Book 1983, Page 259-260

Book 1392, Page 638-639

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C1	178.00'	53.92'	53.21'	S 03°32'13" E	17°21'21"	2.87'
C2	122.00'	123.09'	117.83'	N 46°41'30" E	57°48'22"	63.30'
C3	93.00'	62.28'	61.13'	S 26°24'20" W	36°22'18"	32.38'
C4	162.00'	30.36'	30.32'	N 12°35'18" E	10°44'18"	15.22'
C5	162.00'	122.39'	118.50'	N 39°39'00" E	43°17'08"	64.28'
C6	118.00'	48.00'	48.25'	S 48°28'40" W	23°35'48"	24.65'
C7	13.50'	16.38'	15.39'	S 02°53'44" W	69°30'05"	9.37'
C8	50.00'	32.43'	31.87'	N 13°18'18" W	37°10'02"	16.81'
C9	50.00'	48.49'	47.50'	N 33°40'14" E	56°43'00"	26.99'
C10	50.00'	20.58'	20.43'	N 73°49'05" E	23°34'41"	10.44'