

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

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

BLDG PERMIT NO. _____

Building Address 2862 Rock Creek Dr
 Parcel No. 2943-301-33-005
 Subdivision UNAWEEP HEIGHTS
 Filing 3 Block 10 Lot 5

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1997
 Sq. Ft. of Lot / Parcel 11,604
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 2847 SF
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name Pinnacle Homes Inc.
 Address 362 Main St
 City / State / Zip Grd Jct CO 81501

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 362 Main St
 City / State / Zip Grd. Jct CO. 81501
 Telephone 970-211-6646

***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>R-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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 _____
Voting District <u>"E"</u> Driveway Location Approval <u>gid</u> (Engineer's Initials)	

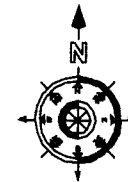
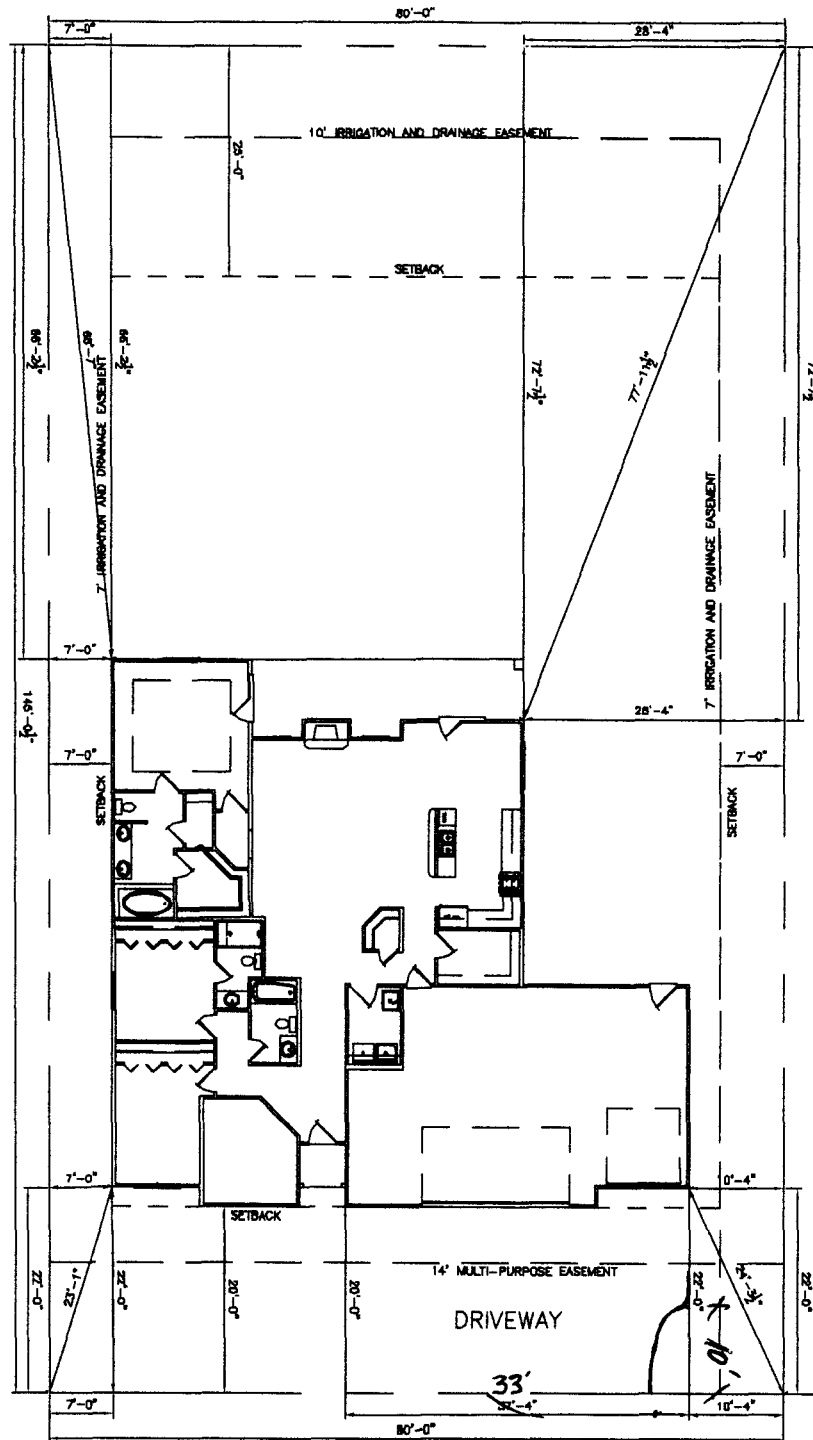
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 for Bill Grace Date 10/8/07
 Department Approval K.D. Paul Date 10/16/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>paid @ OUSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>10-10-07</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)



NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

NOTE:
 DIMENSION LINES ARE PULLED FROM
 EDGE OF BRICK LEDGE. IF NO BRICK LEDGE
 EXISTS, DIMENSIONS WILL BE FROM EDGE
 OF FOUNDATION.

NOTE
 GRADE MUST SLOPE AWAY FROM HOUSE 6° OF FALL IN
 THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTICE:
 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 OTHER WERE NOTED.
 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY AUTOCAD. SEE REVISIONS DRAWING BY OFFICE
 FOR ENGINEERING DATA.

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNWEED HEIGHTS
FLING NUMBER	3
LOT NUMBER	8
BLOCK NUMBER	1
STREET ADDRESS	2862 ROCK CREEK
COUNTY	MEBA
GARAGE SQ. FT.	808 SF
COVERED ENTRY SQ. FT.	23 SF
COVERED PATIO SQ. FT.	211 SF
LIVING SQ. FT.	1986 SF
LOT SIZE	11604 SF
T.O.F.	MIN.-FP77-MAX.-FP77
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

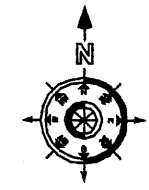
SCALE: 1"=20'-0"

*Driveway OK
 Haylen Anderson*

ROCK CREEK DR.

3/4/08

ACCEPTED *Paul Howland*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



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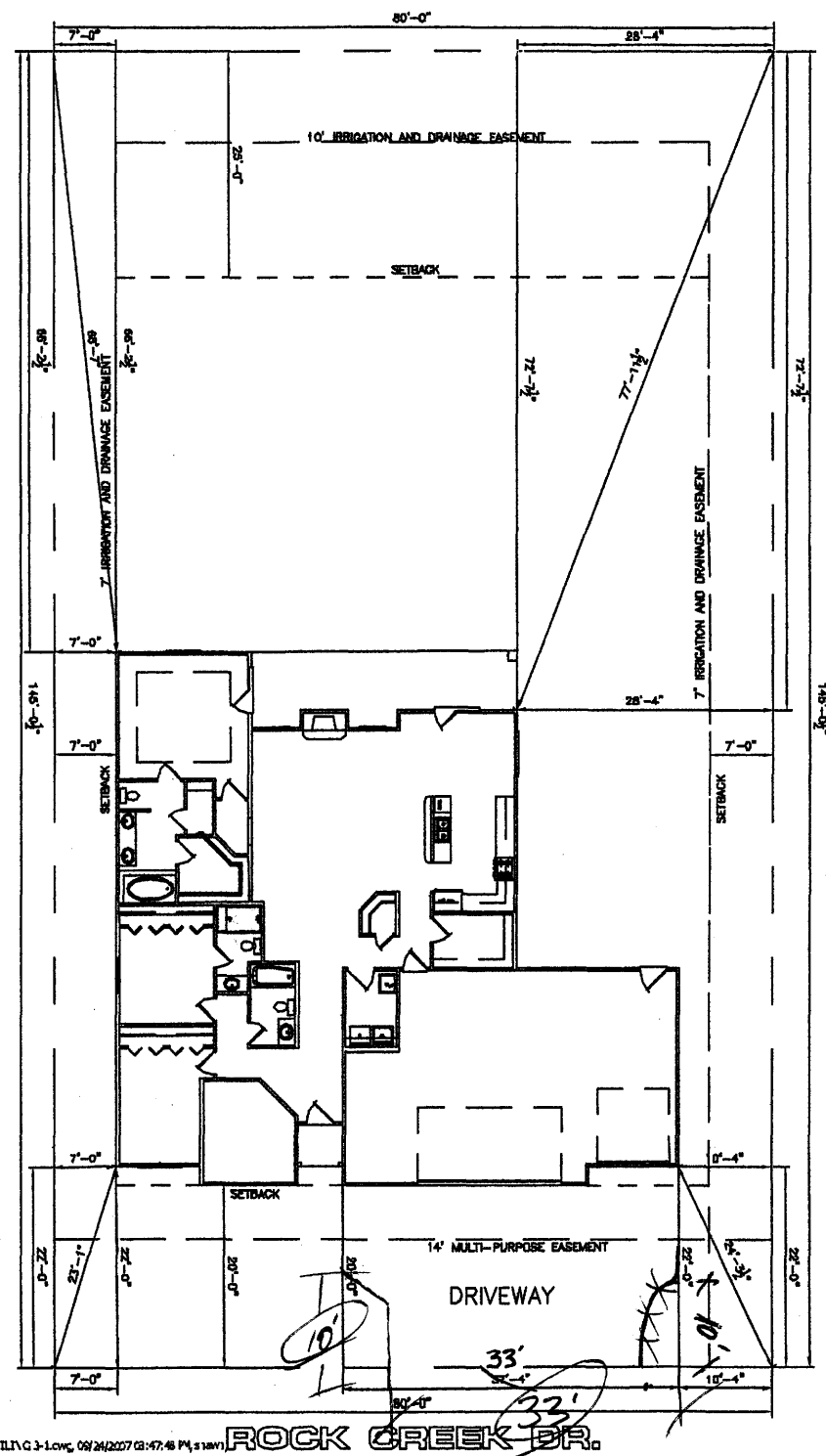
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SITE PLAN INFORMATION	
SUBDIVISION NAME	LINAWEEP HEIGHTS
FILING NUMBER	3
LOT NUMBER	5
BLOCK NUMBER	1
STREET ADDRESS	2862 ROCK CREEK
COUNTY	MEZA
GARAGE SQ. FT.	808 SF
COVERED ENTRY SQ. FT.	23 SF
COVERED PATIO SQ. FT.	211 SF
LVING SQ. FT.	1888 SF
LOT SIZE	11804 SF
T.O.F.	MIN.-TTTT-MAX.-TTTT
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

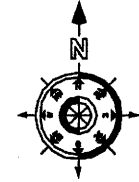
Driveway OK
Gayle Haden



ACCEPTED *PH*
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3/4/08

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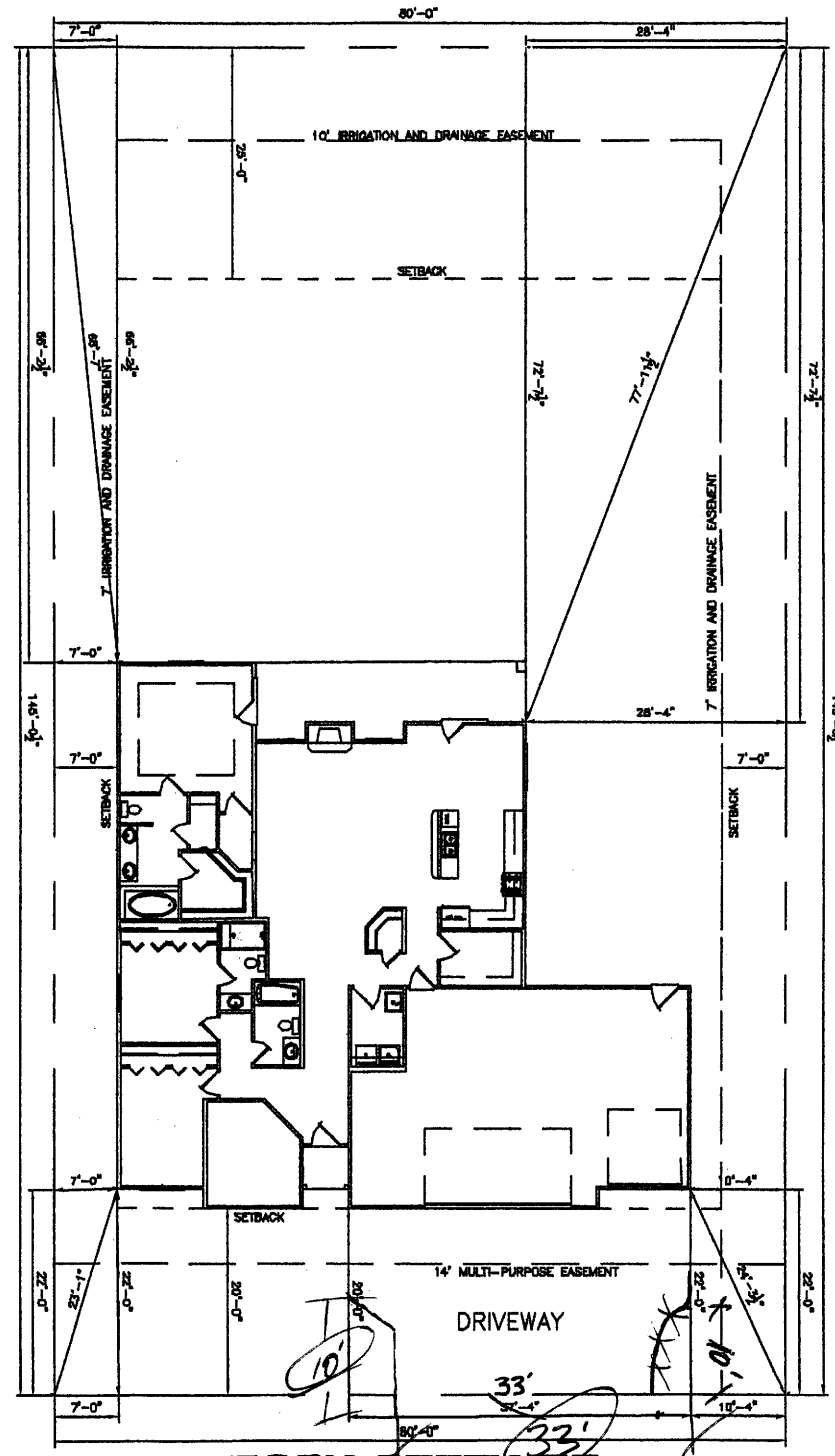
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SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILE NUMBER	3
LOT NUMBER	5
BLOCK NUMBER	1
STREET ADDRESS	2862 ROCK CREEK
COUNTY	MESA
GARAGE SQ. FT.	808 SF
COVERED ENTRY SQ. FT.	23 SF
COVERED PATIO SQ. FT.	211 SF
LIVING SQ. FT.	1888 SF
LOT SIZE	11804 SF
T.O.F.	MIN--T177--MAX--T177
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"

Driveway OK
Raylene Anderson



ACCEPTED *Paul Howard*
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ROCK CREEK DR.