

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 219 Silvertip Wy
 Parcel No. 2943-301-35-010
 Subdivision Unawap Heights
 Filing 3 Block 3 Lot 10

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 2938
 Sq. Ft. of Lot / Parcel 1043
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2939
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes Inc
 Address 362 Main Street
 City / State / Zip Grand Jct, CO 80501

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 Street
 City / State / Zip Grand Jct, CO 80501
 Telephone 970-241-1666

***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>RS-F-1</u>	Maximum coverage of lot by structures <u>50%</u>		
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>1</u> NO _____		
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 <u>Eng foundations req'd</u> <u>Open hole observation by licensed</u> <u>eng. req'd prior to foundation construction. Full</u> <u>depth basements not permitted. 1/2 depth permitted</u>		
Voting District _____	Driveway Location Approval <u>[Signature]</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 Robert Taboe For Bill Grace Date Apr. 23, 2007
 Department Approval [Signature] Date 4-30-07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Paid @ omsd</u>
Utility Accounting <u>Katellusberry</u>	Date <u>4/30/07</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)

