FEE $ 10
TCP $ 1589
SIF $ 460

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

BLDG PERMIT NO.

Building Address __2859 Victoria Drive__ No. of Existing Bldgs __0__ No. Proposed __1__

Parcel No. __2943-301-35-007__ Sq. Ft. of Existing Bldgs __0__ Sq. Ft. Proposed __2098.44__

Subdivision __Unaweep Heights III__ Sq. Ft. of Lot / Parcel __15203 Sq ft__

Filing __III__ Block __3__ Lot __7__ Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) __2939__

Height of Proposed Structure _____

OWNER INFORMATION:

Name __Pinnacle Home Inc__

Address __362 Main Street__

City / State / Zip __Grand Jct, CO 81501__

DESCRIPTION OF WORK & INTENDED USE:
[X] New Single Family Home (*check type below)
[ ] Interior Remodel   [ ] Addition
[ ] Other (please specify): _____

APPLICANT INFORMATION:

Name __Pinnacle Home Inc__

Address __362 Main Street__

City / State / Zip __Grand Jct, CO 8150__

Telephone __(970) 241-6646__

*TYPE OF HOME PROPOSED:
[X] 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 __R-4__

SETBACKS: Front __20__ from property line (PL)

Side __7__ from PL   Rear __25__ from PL

Maximum Height of Structure(s) __35__

Voting District __E__   Driveway Location Approval __PH__
(Engineer's Initials)

Maximum coverage of lot by structures __50%__

Permanent Foundation Required: YES __X__ NO _____

Parking Requirement __2__

Special Conditions __Eng. Foundation req'd__
__No full depth basements__

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 __Bob Tegsmann for Bill Grace__ Date __8·31·07__

Department Approval __PH Wendy Spurr__   Date __9/6/07__

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. SD #5100
Utility Accounting __Cottie Crowe__		Date __9/6/7__	

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)*

N

SCALE: 1"=20'-0"

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.

NOTICES
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 WISE 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 INFO.

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	3
LOT NUMBER	7
BLOCK NUMBER	3
STREET ADDRESS	2859 VICTORIA DR.
COUNTY	MESA
GARAGE & SHOP SQ. FT.	901 SF
COVERED ENTRY SQ. FT.	85 SF
COVERED PATIO SQ. FT.	284 SF
LIVING SQ. FT.	2062 SF
LOT SIZE	15203 sf
T.O.F.	MIN.-4668-MAX.-4668
SETBACKS USED	FRONT 20'
	SIDES 7'
	REAR 25'

DRIVEWAY

14' MULTI-PURPOSE EASEMENT

SETBACK

32'-0"

20'-0"

2'-10"

57'-8"

18'-0"

7'-0"

144'-11"

7' IRRIGATION AND DRAINAGE EASEMENT
SETBACK

7' IRRIGATION AND DRAINAGE EASEMENT

SETBACK

25' SETBACK

15' IRRIGATION & DRAINAGE EASEMENT

16'-0"

20'-0"

37'-2"

44'-2"

37'-2"

26'-0"

81'-11½"

89'-11½"

26'-0"

16'-0"

10-5-07

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