

FEE \$	10
TCP \$	1589
SIF \$	460

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2863 Rock Creek Dr No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-301-34-005 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1455  
 Subdivision Unawee Heights Sq. Ft. of Lot / Parcel 11,604  
 Filing # 3 Block 2 Lot 5 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2257

**OWNER INFORMATION:**

Name Unawee Heights LLC.  
 Address 514 28 1/4 Rd. #5  
 City / State / Zip Grand Jct, CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

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

**APPLICANT INFORMATION:**

Name Western Constructors  
 Address 514 28 1/4 Rd #5  
 City / State / Zip Grand Jct, CO 81501  
 Telephone (970) 241-5457

**\*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 <u>X</u> NO _____	
Side <u>7</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>3</u>	
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered Foundation required</u>	
Voting District <u>E</u>	Driveway Location Approval <u>PH</u> (Engineer's Initials)	

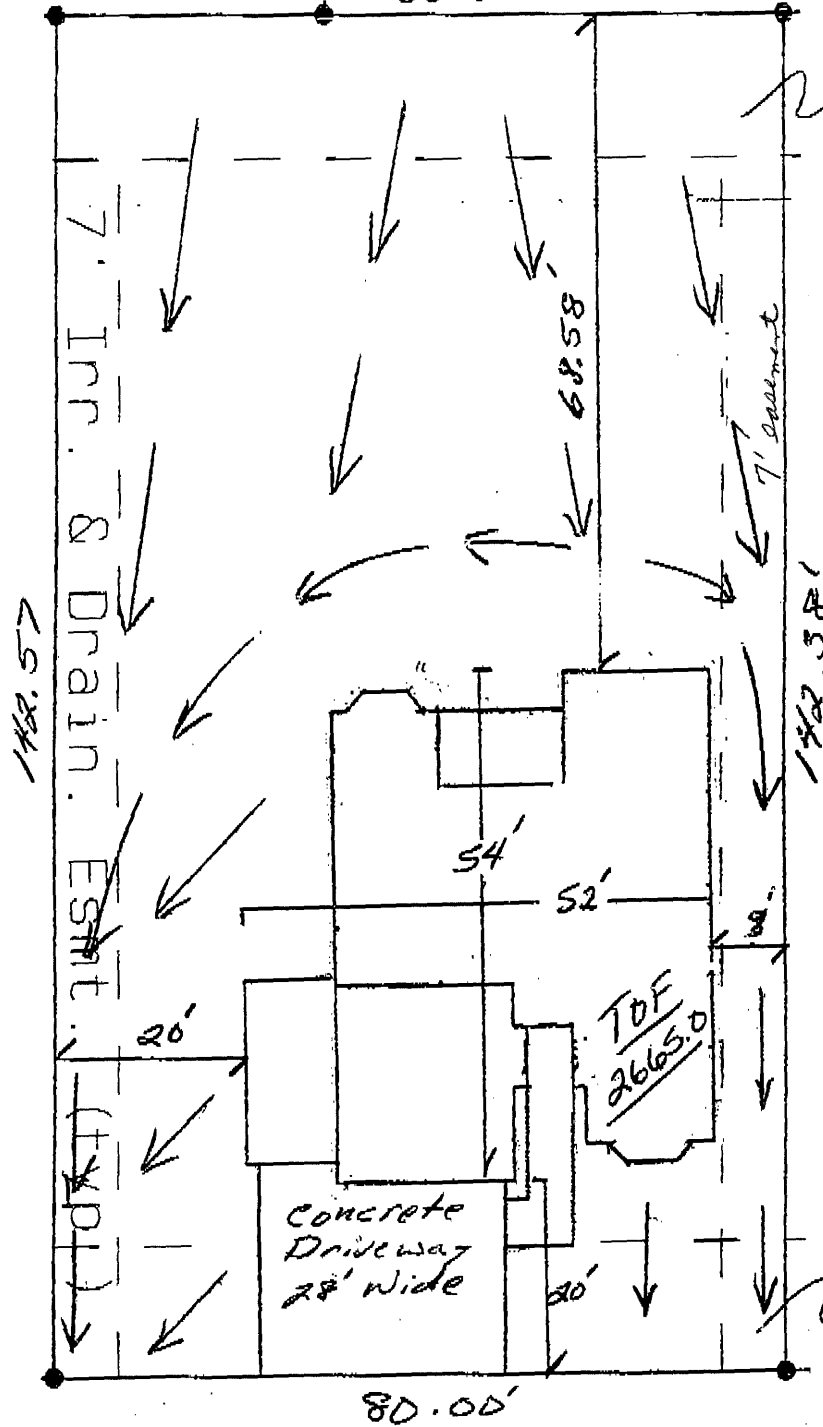
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Joni Aguilera Date 3-31-08  
 Department Approval PH Paylen Henderson Date 4-8-08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>OMS N #5144</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/8/08</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)



15' Irrigation Easement

4-8-08

Gayles Henderson

ACCEPTED PH  
 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.



SCALE:  
 Horiz: 1" = 20'

14' Multi-purpose Easement

Legal: Lot 5, Block 2

Subdivision Unaweeep Heights

Street Address: 2863 Rock Creek Drive  
 House sq. ft.: 1455  
 Garage sq. ft.: 640  
 Covered Porch/Patio: 162  
 Lot Size: 11604  
 Lot Coverage: \_\_\_\_\_  
 Drainage Type: A

Front Setback 20  
 Side Setback 7  
 Rear Setback 25

Min TOF 4665.0  
 Max TOF 4667.0  
 Asbuilt TOF ( )

x - spot elevations  
 - utility peds