

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

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

BLDG PERMIT NO. 12

Building Address 2865 Rock Creek Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-34-004 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1755
 Subdivision Unawee Heights Sq. Ft. of Lot / Parcel 11,413
 Filing #3 Block 2 Lot 4 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2591

OWNER INFORMATION:

Name Unawee Heights LLC
 Address 514 28 1/4 Rd Suite 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 Suite 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>RMB 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 <u>Engineered Foundation</u>	
Voting District <u>E</u>	Driveway Location Approval <u>PH</u> (Engineer's Initials)	<u>required</u>

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 Don Aguirre Date 3-31-08
 Department Approval PH Gayleen Henderson Date 4-8-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>OMSD # 5145</u>
Utility Accounting	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

Boyles
Henderson

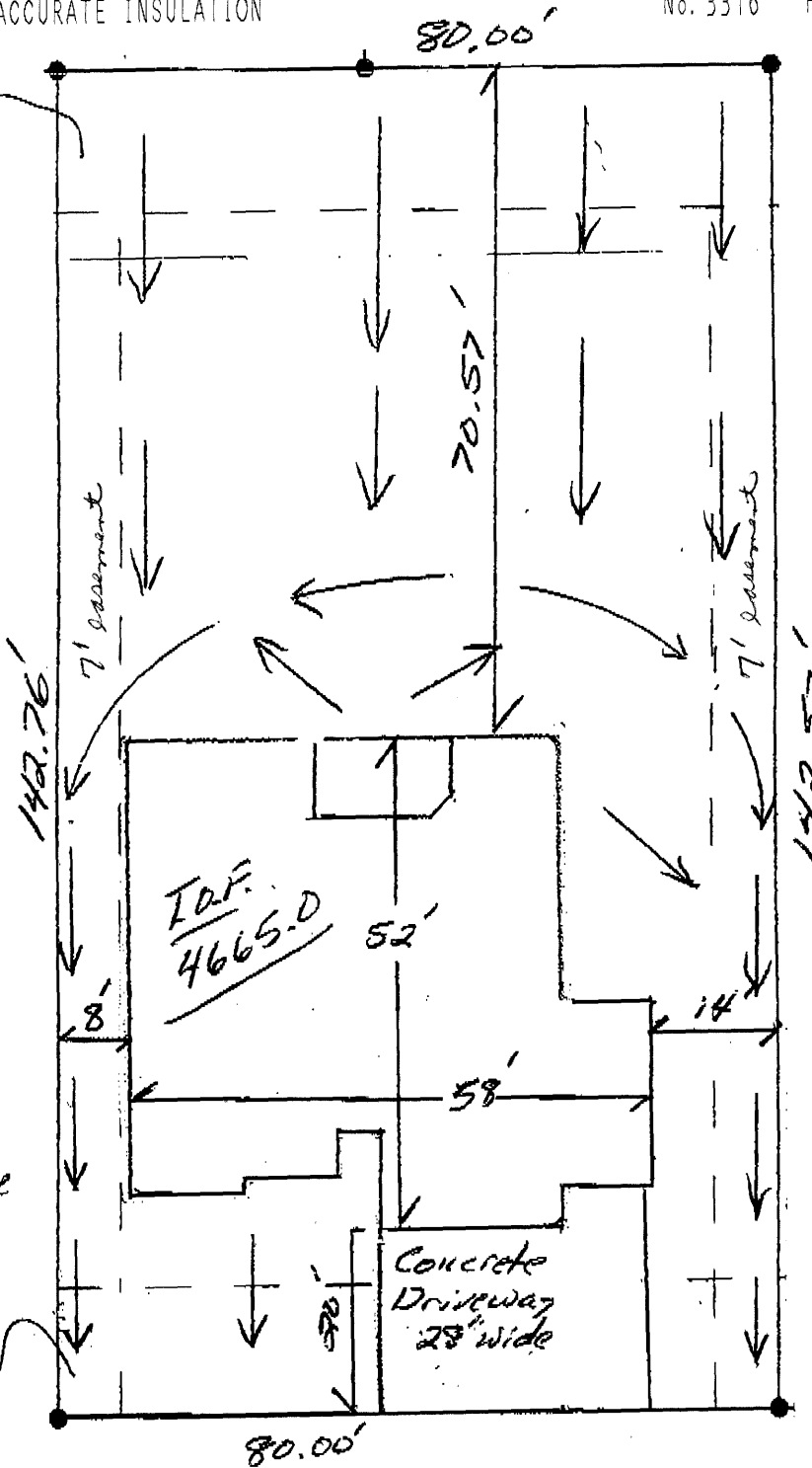
ACCEPTED PH

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 4 Block 2

Subdivision Unawee Heights

Street Address: 2865 Rock Creek Drive
 House sq. ft.: 1755
 Garage sq. ft.: 680
 Covered Porch/Patio: 156
 Lot Size: 11413
 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
 [x] - utility peds