

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁻

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

BLDG PERMIT NO. _____

Building Address 2869 Rock Creek Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-34-002 Sq. Ft. of Existing Bldgs N/A Sq. Ft. Proposed 1423
 Subdivision Unawep Heights Sq. Ft. of Lot / Parcel 11,428
 Filing 3 Block 2 Lot 2 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,017
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Unawep 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: PAID NOV 26 2008 RB

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>20/25</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>13</u> from PL Rear <u>25/5</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Open chow foundation</u>		
Voting District <u>E</u> Driveway Location Approval <u>NO</u> (Engineer's Initials)	<u>Obstruction by Licensed Eng. Required</u> <u>no full basements</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).

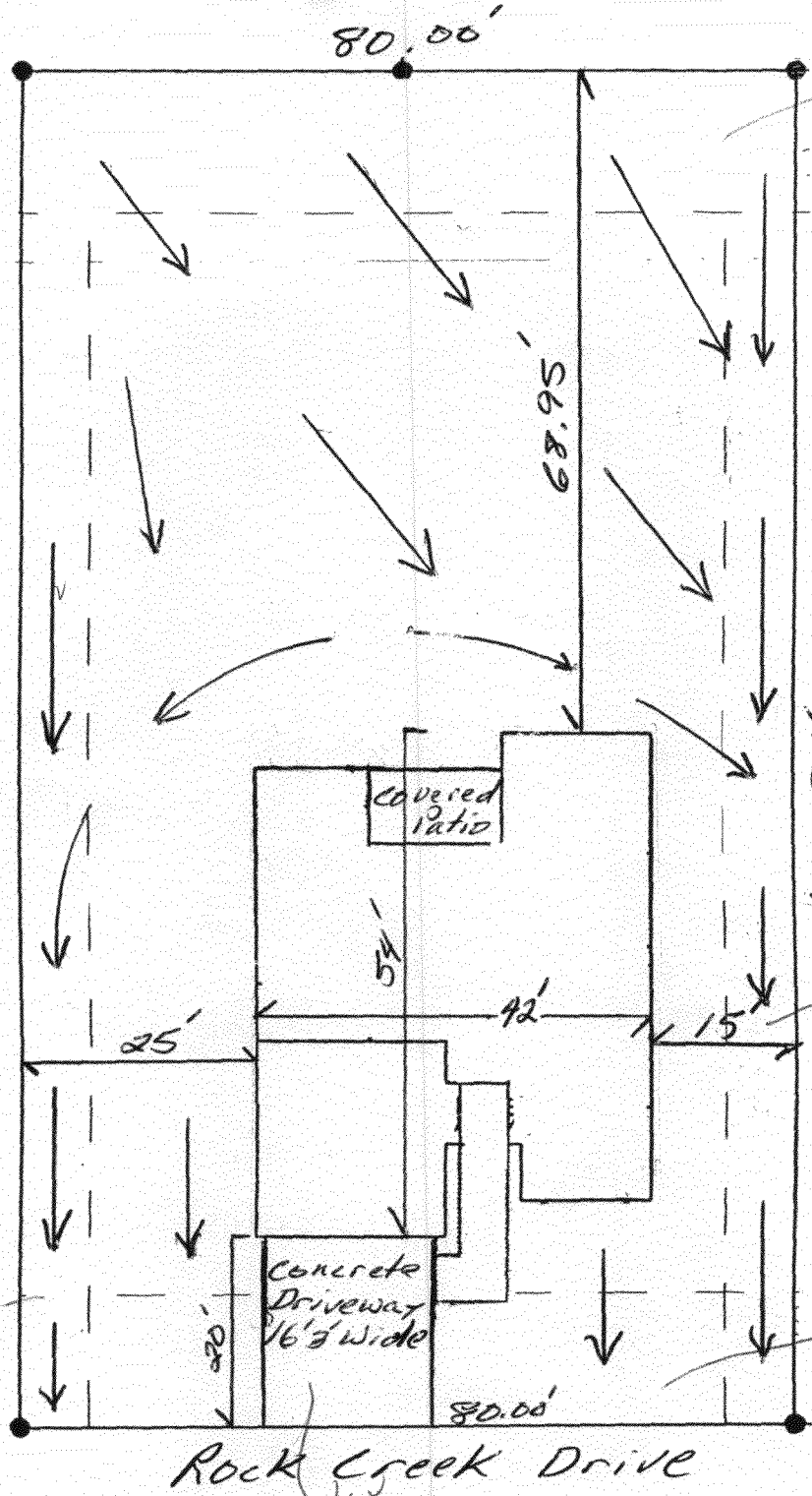
Applicant Signature Don Laguille Date 11-12-08
 Department Approval WS Julie Reynolds Date 11/14/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>pd at omsd</u>
Utility Accounting <u>Done</u>	Date <u>11/26/08</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)

11-26-08

ACCEPTED *Wendy S. Stone*
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.



Legal: Lot 2, Block 2

Subdivision

Street Address: 2869 Rock Creek Dr.
 House sq. ft.: 1423
 Garage sq. ft.: 440
 Covered Porch/Patio: 154
 Lot Size: 11,428
 Lot Coverage: NA
 Drainage Type: A

Front Setback 25'
 Side Setback 7'
 Rear Setback 15'

Min TOF 4666
 Max TOF 4668
 Asbuilt TOF ()

x - spot elevations
 - utility peds

Starburst I spec