

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

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 2867 Rock Creek Dr. No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-34-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1755
 Subdivision Unawep Heights Sq. Ft. of Lot / Parcel 11,428
 Filing 3 Block 2 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2,391 20%
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Unawep Heights LLC.
 Address 2867 Rock Creek Dr.
 City / State / Zip Grand Jct, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Western Constructors
 Address 480 W. Park Dr # 200
 City / State / Zip Grand Jct, CO 81505
 Telephone (970) 241-5457

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: Engineered foundation required

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 PLANNING STAFF			
ZONE <u>R4</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	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>E</u>	Driveway Location Approval <u>[Signature]</u>	Special Conditions _____	
		(Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Dori Aquillo Date 4/7/09

Planning Approval [Signature] Date 4/10/09

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. FDI@OmsD

Utility Accounting [Signature] Date 4/14/09

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Tori

80.00'

15' Irrigation

7' Irr & Drain
Esmt

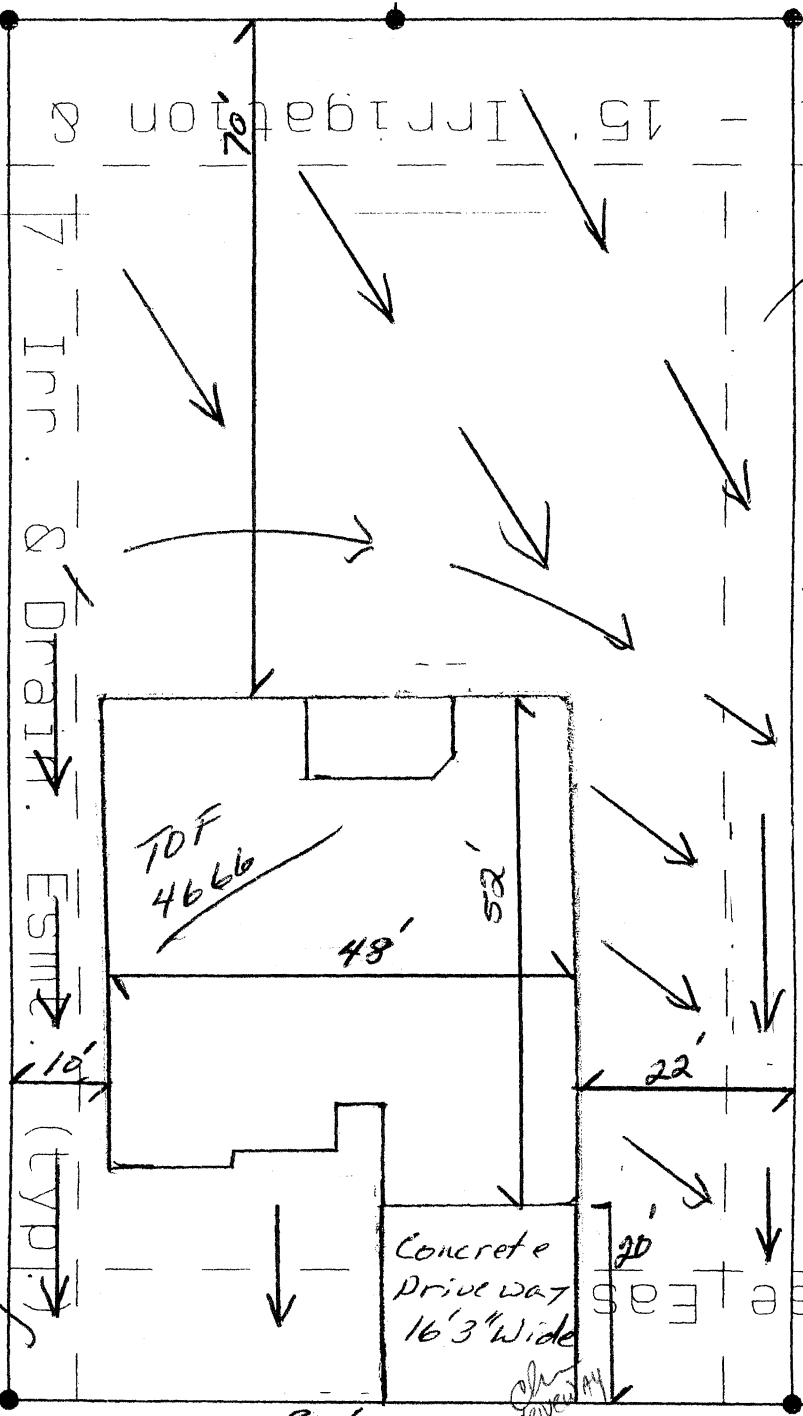


SCALE:
Horiz: 1" = 20'

142.95'

142.76'

14' Multi-Purpose
Easement



80'
Rock creek Dr.

ACCEPTED *Pat Dwyer* 4/10/05

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 3, Block 2

Unawep Heights Subdivision

Street Address: 2867 Rock Creek Dr.
House sq. ft: 1755
Garage sq. ft: 480
Covered Porch/ Patio: 156
Lot Coverage: N/A
Drainage Type: A

Front Setbacks: 20'
Side Setbacks: 7'
Rear Setbacks: 25'

Min TOF 4665.5
Max TOF 4667.5
Asbuilt TOF
x-spot elevations
 utility peds

Eclipse