

FEE \$	10.00
TCP \$	2554.00
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Public Works & Planning Department**

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

Building Address 2864 Grizzly Ct  
 Parcel No. 2943-301-97-009  
 Subdivision Unawee Heights  
 Filing 4 Block 3 Lot 9

No. of Existing Bldgs 0 No. Proposed 2  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3355  
 Sq. Ft. of Lot / Parcel 11,412.72  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3511  
 Height of Proposed Structure 18'

**OWNER INFORMATION:**

Name Unawee Heights LLC  
 Address 480 W Park Dr #200  
 City / State / Grand Jct, Co 81505

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): Shop 24'x44'

**APPLICANT INFORMATION:**

Name Unawee Heights, LLC  
 Address 480 W Park Dr #200  
 City / State / Grand Jct, Co 81505  
 Telephone (970) 241-5459

**\*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 PLANNING 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 <u>X</u> NO _____
Side <u>7'/3'</u> from PL Rear <u>25'/5'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>
Maximum Height of Structure(s) <u>40'</u>	Parking Requirement <u>2</u> <u>1/2 depth basements - no plat</u> <u>Full depth basements not permitted</u>
Voting District <u>E</u> Driveway Location Approval <u>AD</u> (Engineer's Initials)	Special Conditions <u>Open Hole foundation observation by a licensed eng is req'd prior to foundation construction.</u>

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).

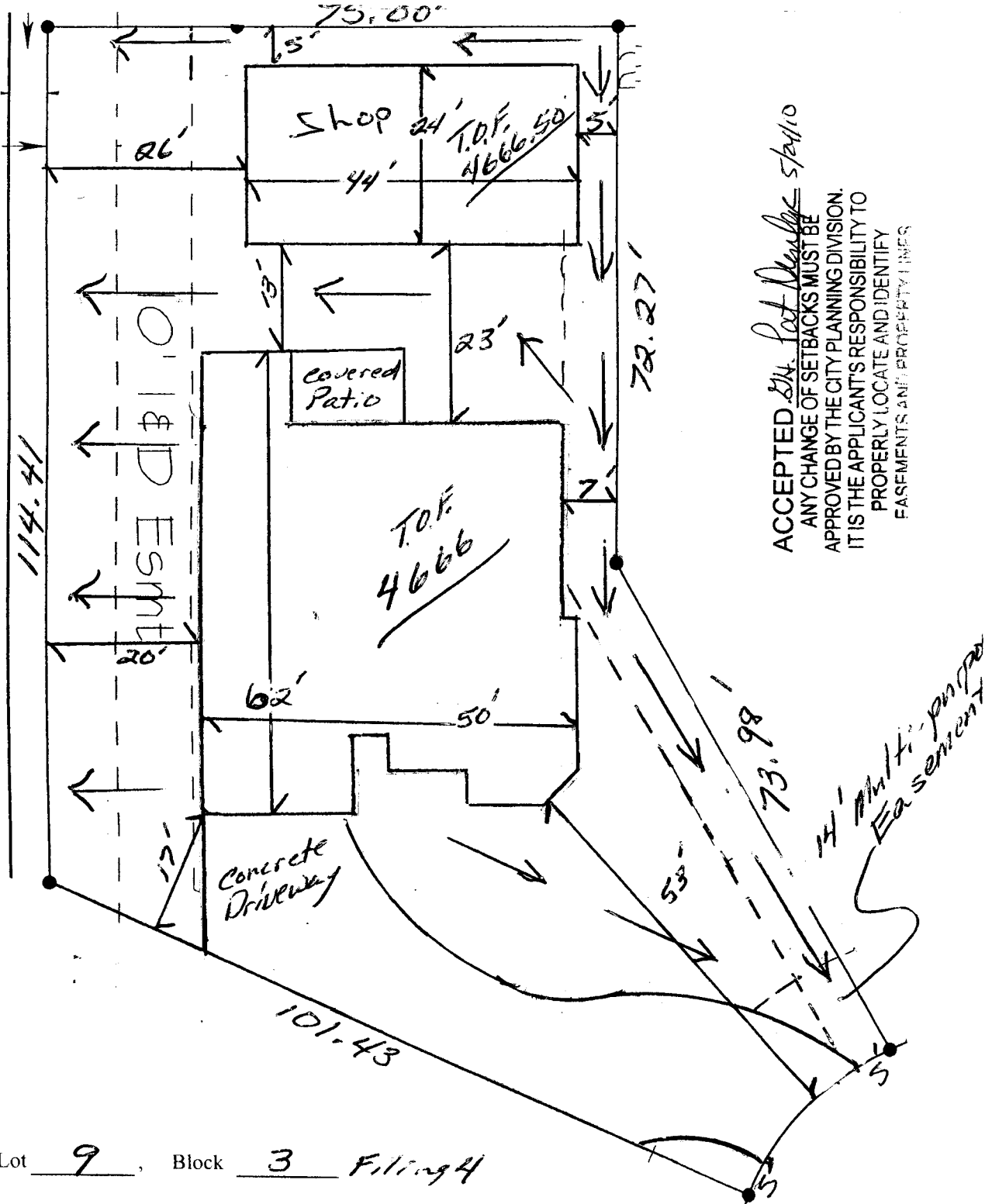
Applicant Signature [Signature] Date 5-19-10

Planning Approval [Signature] Date 5/24/10

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. OMSD

Utility Accounting [Signature] Date 8/18/10

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED BY City of Denver Staff  
 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 9, Block 3 Filing 4

Unawep Heights Subdivision

Street Address: 2864 Grizzly Court  
 House sq. ft: 1969  
 Garage sq. ft: 480 shop 1056  
 Covered Porch/ Patio: 156  
 Lot Coverage: N/A  
 Drainage Type: C

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

Min TOF 4666  
 Max TOF 4866  
 Asbuilt TOF  
 x-spot elevations  
 utility peds



# City of Grand Junction GIS Zoning Map ©



SCALE 1 : 626



N

