

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 2870 Arrasta Ct

No. of Existing Bldgs 0 No. Proposed 1

Parent Parcel No. 2943-301-00-166

Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2212

Subdivision Unaweeep Heights

Sq. Ft. of Lot / Parcel 9879

Filing 4 Block 1 Lot 8

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3353

OWNER INFORMATION:

Name Pinnacle Homes, Inc

Height of Proposed Structure _____

Address 3111 F Rd

DESCRIPTION OF WORK & INTENDED USE:

City / State / Zip Grand Jct, Co 81504

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

APPLICANT INFORMATION:

Name Pinnacle Homes, Inc

***TYPE OF HOME PROPOSED:**

Address 3111 F Rd

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

City / State / Zip Grand Jct, Co 81504

NOTES: _____

Telephone (970) 241-6646

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 RSF-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL)

Permanent Foundation Required: YES X NO _____

Side 7' from PL Rear 25' from PL

Parking Requirement 2

Maximum Height of Structure(s) 35'

Special Conditions _____

Voting District E Driveway Location Approval RAD
(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 Kate Skellern for Bill Grace Date 11-23-05

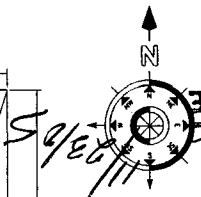
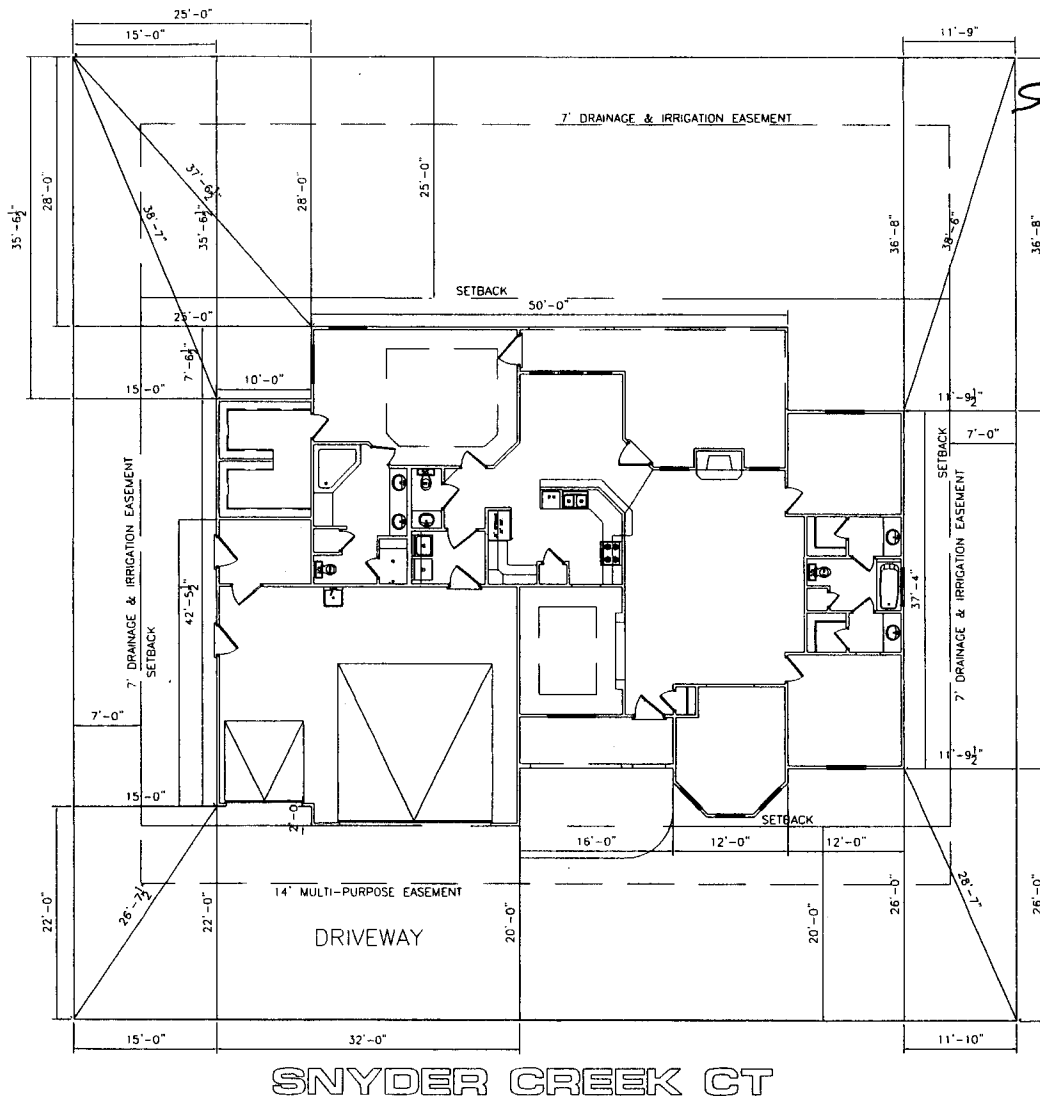
Department Approval NA Usher Wagner Date 11-23-05

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

Utility Accounting LO Oberholt Date 11-23-05

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)



ACCEPTED
 ANY SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND APPLICANTS
 NEED TO VERIFY TO PROPERTY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

NOTICE:

- IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
- USE OF THIS PLAN CONSTITUTES BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS.
- ALL DIMENSIONS ARE TO EDGE OF FOUNDATION UNLESS OTHERS ARE NOTED.
- BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
- THIS PLAN HAS NOT BEEN ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

NOTE:
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

NOTE:
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

SITE PLAN INFORMATION	
SUBDIVISION NAME	UNAWEEP HEIGHTS
FILING NUMBER	4
LOT NUMBER	8
BLOCK NUMBER	1
STREET ADDRESS	? SNYDER CREEK CT.
COUNTY	MESA
GARAGE SQ. FT.	771 SF.
COVERED ENTRY SQ. FT.	86 SF.
COVERED PATIO SQ. FT.	284 SF.
LIVING SQ. FT.	2212 SF.
LOT SIZE	9879 SF.
T.O.F.	MIN. - 4665 - MAX - 4667
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1" = 20'-0"

2780 ARRISTA CT

Approved
 4/24/05
 11-23-05