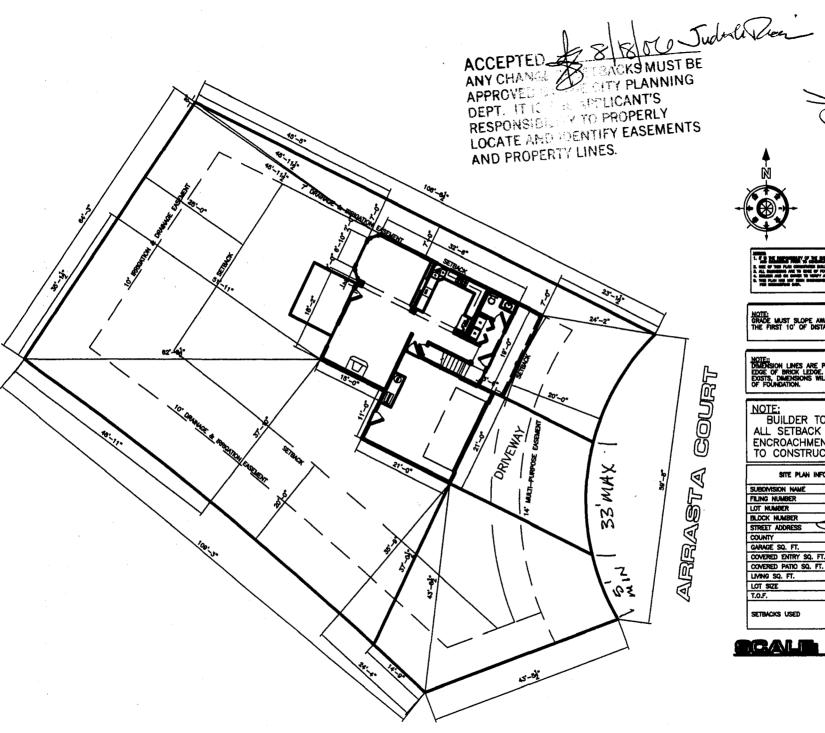
FEE\$ 10.06/		
TCP\$\539.		
SIF \$ 4100.00		

PLANNING CLEARANCE

BLDG PERMIT NO.	

(Single Family Residential and Accessory Structures) **Community Development Department**

Building Address <u>2856 Arrasta Ct</u>	No. of Existing Bldgs	No. Proposed
Parcel No. 2943-301-95-001	Sq. Ft. of Existing Bldgs	Sq. Ft. Proposed <u>2421</u>
Subdivision Unaweep Heights	Sq. Ft. of Lot / Parcel	73
Filing 4 Block Lot Lot	Sq. Ft. Coverage of Lot by Structures (Total Existing & Proposed)	& Impervious Surface
OWNER INFORMATION:	Height of Proposed Structure	
Name Pinnacle Homes, Inc. Address 311 F Rd	DESCRIPTION OF WORK & INT New Single Family Home (*che	eck type below)
City/State/Zip Grand Jct. Co 81504	Other (please specify):	
APPLICANT INFORMATION: Name Pinnacle Homes, Tac Address 3111 F.R.d.	*TYPE OF HOME PROPOSED: Site Built Manufactured Home (HUD) Other (please specify):	Manufactured Home (UBC)
Address 311 F KC City/State/Zip Grand Jt. Co 81504	NOTES:	
Telephone 241-6646		
REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all e property lines, ingress/egress to the property, driveway location		
THIS SECTION TO BE COMPLETED BY COM		
ZONE RSF-4	Maximum coverage of lot by struc	tures <u>50</u> 70
SETBACKS: Front 2 0 from property line (PL)	Permanent Foundation Required:	YES_\(\) NO
Side 1900 from PL Rear 25 from PL	Parking Requirement 2	
Maximum Height of Structure(s)	Special Conditions Engineen	1 / 1 N
		of foundation regimed
Voting District Driveway Location Approval (Engineer's Initials	full besond not pour	
Voting District Location Approval	in writing, by the Community Develuntil a final inspection has been com	opment Department. The opleted and a Certificate of
Voting District Location Approval (Engineer's Initials) Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to	in writing, by the Community Develuntil a final inspection has been compartment (Section 305, Uniform Building information is correct; I agree to compare project. I understand that failure to	opment Department. The pleted and a Certificate of Iding Code).
Voting District Location Approval (Engineer's Initials Modifications to this Planning Clearance must be approved, structure authorized by this application cannot be occupied to Occupancy has been issued, if applicable, by the Building Deliner I hereby acknowledge that I have read this application and the ordinances, laws, regulations or restrictions which apply to the	in writing, by the Community Develuntil a final inspection has been compartment (Section 305, Uniform Building information is correct; I agree to comproject. I understand that failure to on-use of the building(s).	opment Department. The pleted and a Certificate of Iding Code).
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T. T.S. DE LANCOURLY OF THE REAL OF CHARM TO VALUE ALL RESIDES

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
EQSTS, 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	1	
BLOCK NUMBER	1	
STREET ADDRESS	2856 ARRASTA CT.	
COUNTY	MESA	
GARAGE SQ. FT.	433 SF	
COVERED ENTRY SQ. FT.	105 SF	
COVERED PATIO SQ. FT.	N/A	
LIVING SQ. FT.	1988 SF	
LOT SIZE	8873 SF	
T.O.F.	MIN4665.5-MAX4668.5	
SETBACKS USED	FRONT 20'	
	SIDES 7'	
	REAR 25'	

ROALE TEOLO