

FEE \$ 10.5
 TCP \$ 1539
 SIF \$ 400

PLANNING CLEARANCE

BLDG PERMIT NO.

(Single Family Residential and Accessory Structures)

Community Development Department

Building Address 2868 ARRATA CT
 Parcel No. 2943-301-95-007
 Subdivision Unaweeep Hights
 Filing 4 Block 1 Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3191
 Sq. Ft. of Lot / Parcel 10016
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3520
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 F Rd
 City / State / Zip Grand Jet Co 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Pinnacle Homes
 Address 3111 F Rd
 City / State / Zip Grand Jet Co 81504
 Telephone 241-6646

***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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-4
 SETBACKS: Front 20' from property line (PL)
 Side 7' from PL Rear 25' from PL
 Maximum Height of Structure(s) 35'
 Voting District E Driveway Location Approval RAD
 (Engineer's Initials)

Maximum coverage of lot by structures 50%
 Permanent Foundation Required: YES X NO _____
 Parking Requirement 2

Special Conditions Open hole observation by cleared and rigid prior to const. full depth basements not permitted - half depth basements permitted, but based on open hole observation by rig.

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 John Skelt Sr Bill Grace Date 3-2-06

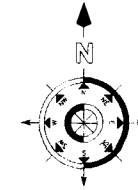
Department Approval V. Vishu Chagun Date 3/6/06

Additional water and/or sewer tap fee(s) are required	YES <input checked="" type="radio"/>	NO <input type="radio"/>	W/O No. <u>PLANNED</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/6/06</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)

ACCEPTED *W. Usher Manager*
 ANY ENCROACHMENT OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT
 ALL ENCROACHMENTS MUST BE
 100% REVERSED TO EASEMENTS
 AND PROPERTY LINES.

Sp/11/16



NOTE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY ALL DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.
 2. USE OF THIS PLAN CONSTITUTES BUILDER AND/OR HOME OWNERS ACCEPTANCE OF THESE CONDITIONS.
 3. ALL ENCROACHMENTS ARE TO EDGE OF FOUNDATION UNLESS OTHERWISE NOTED.
 4. BUILDER AND/OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY A LICENSED PROFESSIONAL ENGINEER FOR ENGINEERING DATA.

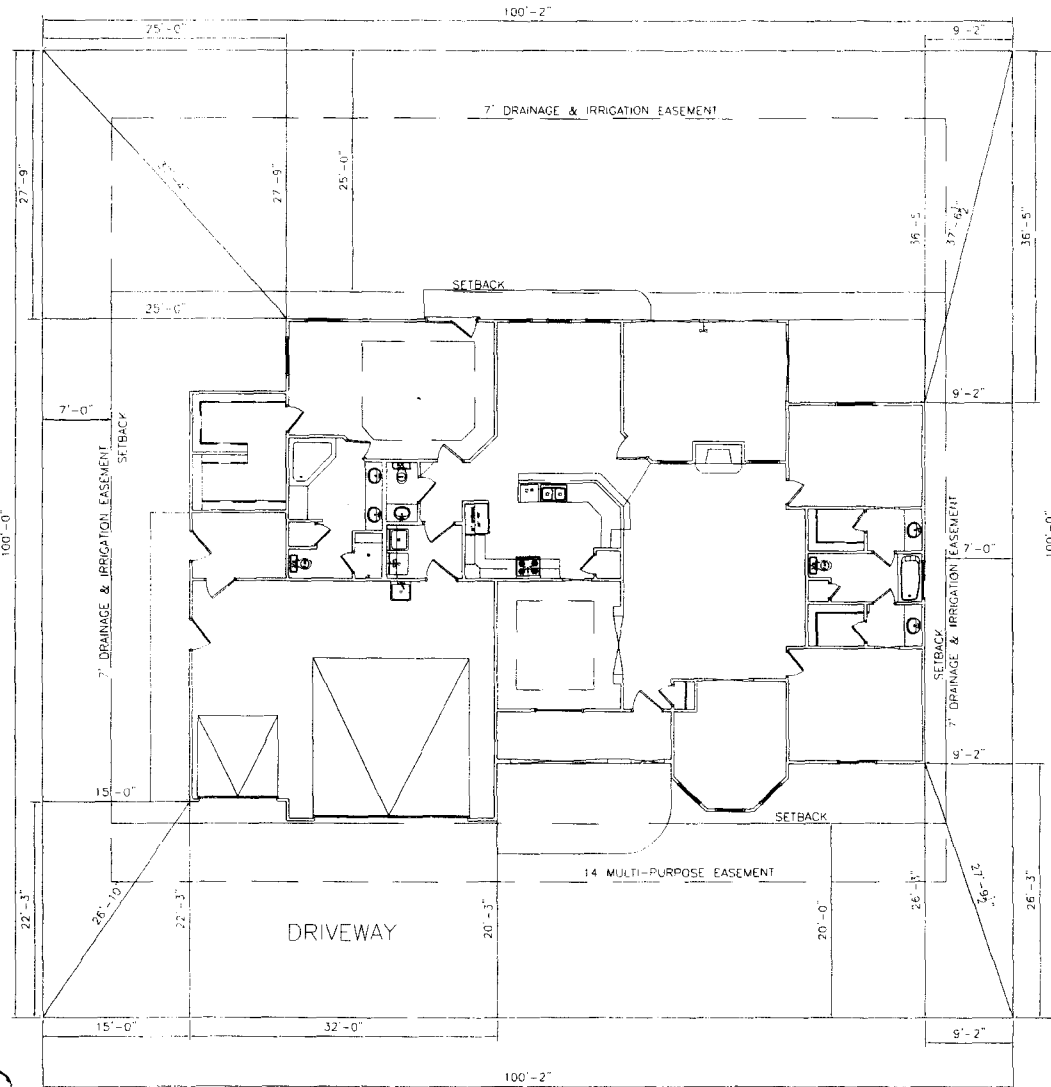
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE

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	7
BLOCK NUMBER	1
STREET ADDRESS	2866 ARRASTA CT
COUNTY	MESA
GARAGE SQ. FT.	841 SF
COVERED ENTRY SQ. FT.	96 SF
COVERED PATIO SQ. FT.	233 SF
LIVING SQ. FT.	2350 SF
LOT SIZE	10016 SF
T.O.F.	MIN. 4664.5 - MAX. 4666.5
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1/8"=1'-0"



ARRASTA COURT

*Rule Down
 1/3-3-16*