

|        |       |
|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0     |
| SIF \$ | 0     |

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)

## Community Development Department

*New Const Shed only*

Building Address 2858 Arroyo Ct  
 Parcel No. 2943-301-95-002  
 Subdivision Unawep Heights  
 Filing 4 Block 1 Lot 2

No. of Existing Bldgs 1 No. Proposed 2  
 Sq. Ft. of Existing Bldgs \_\_\_\_\_ Sq. Ft. Proposed \_\_\_\_\_  
 Sq. Ft. of Lot / Parcel \_\_\_\_\_  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_  
 Height of Proposed Structure \_\_\_\_\_

### OWNER INFORMATION:

Name Charles + Glennella Vavak  
 Address 3222 1/2 D 1/8 Rd  
 City / State / Zip Clifton CO 81520

### DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): 10x14 shed

### APPLICANT INFORMATION:

Name Charles + Glennella Vavak  
 Address 2858 Arroyo Ct  
 City / State / Zip Grand Junction CO  
 Telephone 523-7492

### \*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 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20'25" from property line (PL) Permanent Foundation Required: YES  NO   
 Side 7'3" from PL Rear 25'5" from PL Parking Requirement 2  
 Maximum Height of Structure(s) 35' Special Conditions \_\_\_\_\_  
 Voting District E Driveway Location Approval \_\_\_\_\_  
 (Engineer's Initials)

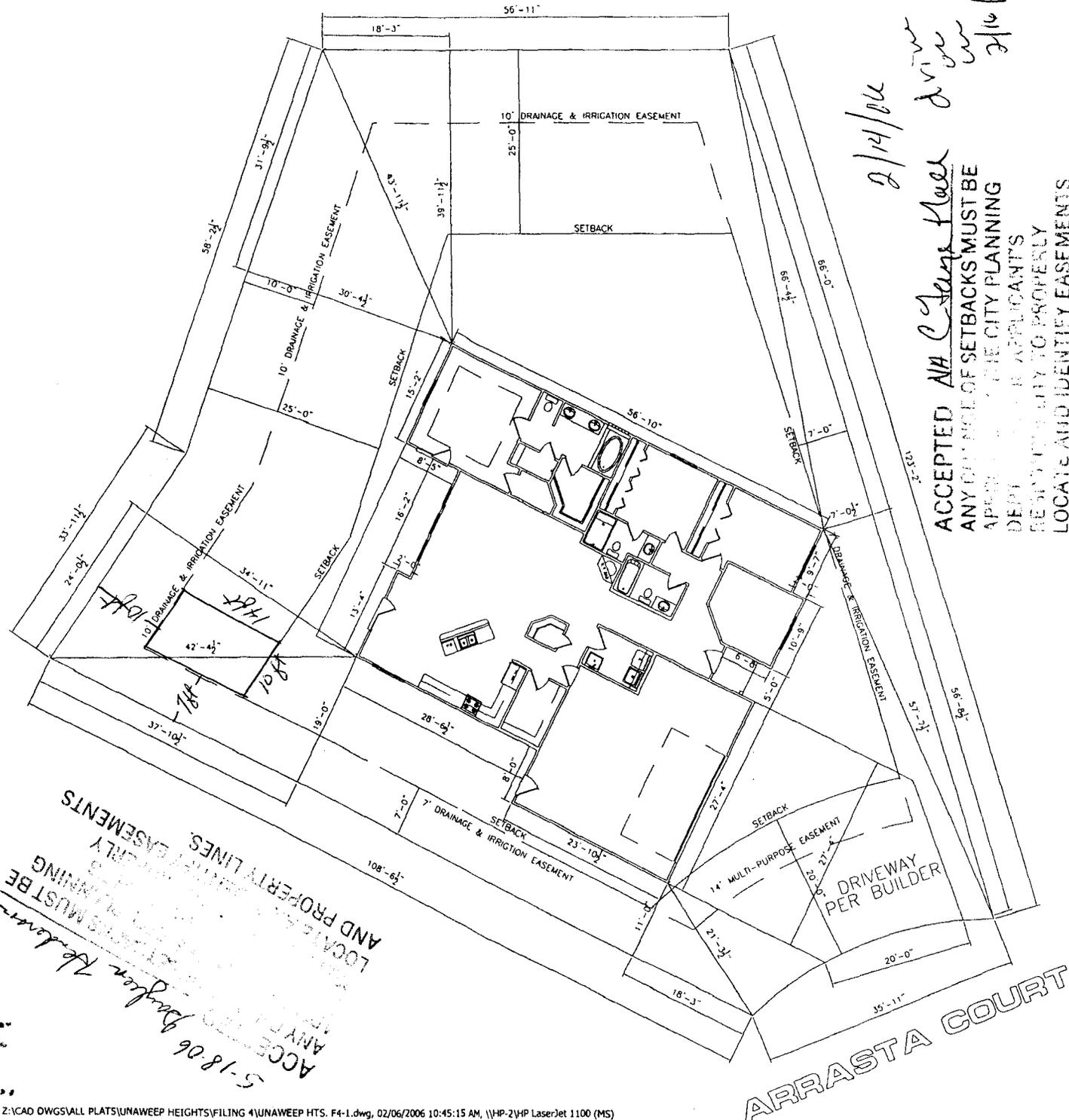
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 Glennella Vavak Date 5-18-06  
 Department Approval Gaylen Henderson Date 5-18-06

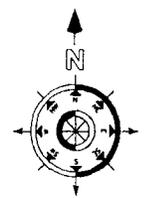
|  |             |  |                          |
|--|-------------|--|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES         | NO <input checked="" type="checkbox"/> | W/O No. <u>Shed only</u> |
| Utility Accounting                                     | <u>None</u> |  | Date <u>5-18-06</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)



2/14/06  
 Accepted AA Clark MacK Drive  
 2/16/06

ACCEPTED AA Clark MacK Drive  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPARTMENT. APPLICANTS  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.



**DISCLAIMER:**  
 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 HOME OWNER'S ACCEPTANCE OF THESE TERMS.  
 3. ALL DIMENSIONS 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 ANYBODY. 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.

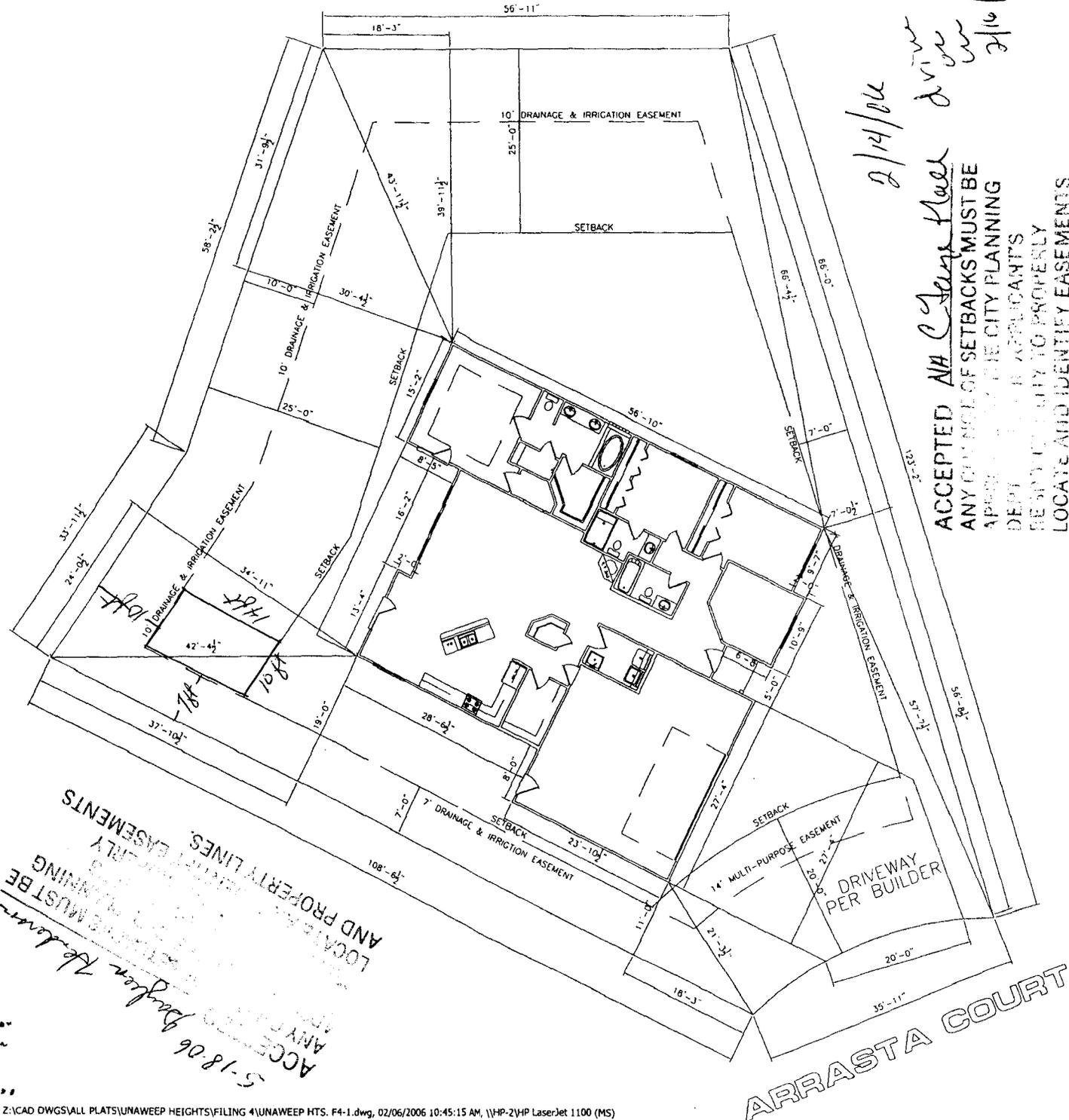
**NOTE:**  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

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

| SITE PLAN INFORMATION |                                   |
|-----------------------|-----------------------------------|
| SUBDIVISION NAME      | UNAWEEP HEIGHTS                   |
| FILING NUMBER         | 4                                 |
| LOT NUMBER            | 2                                 |
| BLOCK NUMBER          | 1                                 |
| STREET ADDRESS        | 2858 ARRASTA CT.                  |
| COUNTY                | MESA                              |
| GARAGE SQ. FT.        | 589 SF                            |
| COVERED ENTRY SQ. FT. | 23 SF                             |
| COVERED PATIO SQ. FT. | 222 SF                            |
| LIVING SQ. FT.        | 1956 SF                           |
| LOT SIZE              | 10555 SF                          |
| T.O.F.                | MIN - 4666.5 - MAX - 4668.5       |
| SETBACKS USED         | FRONT 20'<br>SIDES 7'<br>REAR 25' |

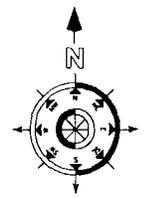
SCALE: 1"=20'-0"

5-18-06  
 ACCEPTED  
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 LOCAL ENGINEERS TO VERIFY ALL SETBACKS AND PROPERTY LINES.  
 Broughton, The Center



2/14/06  
 accepted AA City Hall drive  
 2/16/06

ACCEPTED AA City Hall drive  
 ANY CHANGE OF SETBACKS MUST BE  
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 DEPT. BEFORE APPLICANTS  
 BEGIN CONSTRUCTION TO PROPERLY  
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 4. BUILDER AND OR OWNER TO VERIFY ALL SETBACKS AND EASEMENTS.  
 5. THIS PLAN HAS NOT BEEN ENGINEERED BY ARCHITECT. SEE SEPARATE DRAWINGS BY OTHERS FOR ENGINEERING DATA.

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ARRASTA COURT