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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 2856 Arrasta Court
 Parcel No. 2943-301-95-001
 Subdivision Unawee Heights
 Filing 4 Block 1 Lot 1

No. of Existing Bldgs _____ No. Proposed _____
 Sq. Ft. of Existing Bldgs ~~7983~~ 1983 Sq. Ft. Proposed 704
 Sq. Ft. of Lot / Parcel 8873
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Brent & Erin Cook
 Address 2856 Arrasta Ct
 City / State / Zip Grand Junction, CO 81503

APPLICANT INFORMATION:

Name Erin Cook
 Address 2856 Arrasta Ct
 City / State / Zip Grand Junction, CO 81503
 Telephone 241-1989

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
 - Interior Remodel Addition
 - Other (please specify): Storage shed
- Storage only.
- *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 <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 _____ NO _____
Side <u>7/3</u> from PL Rear <u>25/5</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) <u>35</u>	Special Conditions _____
Voting District <u>E</u>	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).

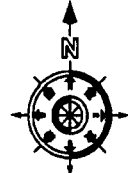
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature Erin Cook Date 10/22/07
 Department Approval Paul H. Hatched Date 10/22/07

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>10/22/07</u> <u>NO WTR SWR Chrg</u>
Utility Accounting <u>0</u>	Date <u>10/22/07</u>		

ACCEPTED *8/18/06* *Judith P...*
 ANY CHANGES TO THIS PLAN MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

June OK
W.P.A.D. 06
8-21-06



1. TO BE MAINTAINED AS SHOWN OR TO BE KEPT AS SHOWN.
 2. ALL SETBACKS FROM EXISTING BUILDINGS AND OTHER STRUCTURES OF THESE LOTS.
 3. ALL SETBACKS FROM EXISTING DRIVEWAYS AND OTHER STRUCTURES OF THESE LOTS.
 4. SETBACKS FROM EXISTING DRIVEWAYS AND OTHER STRUCTURES OF THESE LOTS.
 5. SETBACKS FROM EXISTING DRIVEWAYS AND OTHER STRUCTURES OF THESE LOTS.

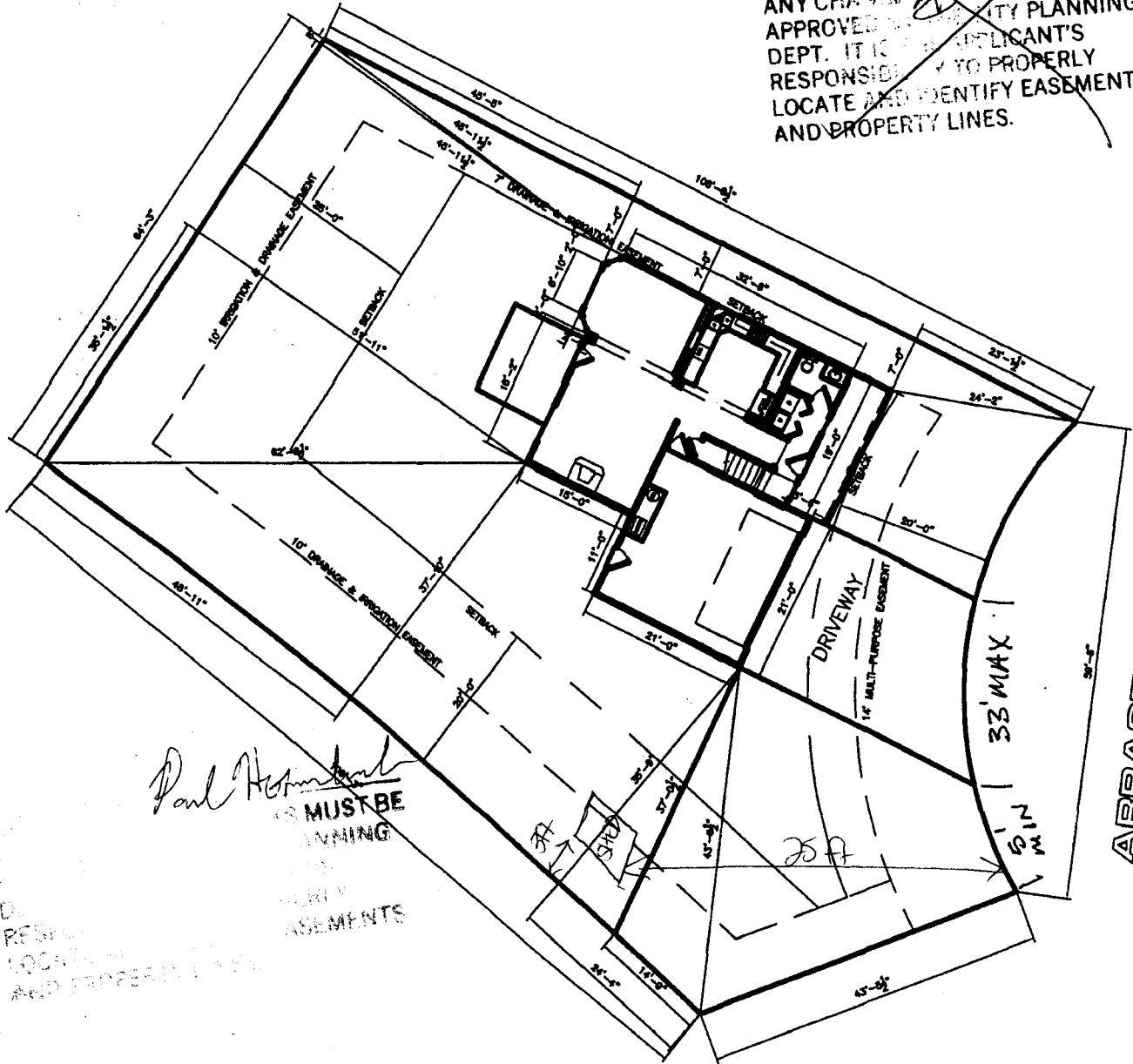
NOTE:
 GRADE MUST SLOPE AWAY FROM HOUSE 6" OF FALL IN THE FIRST 10' OF DISTANCE PER LOCAL BUILDING CODE.

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	UNWEED HEIGHTS
FILING NUMBER	4
LOT NUMBER	1
BLOCK NUMBER	1
STREET ADDRESS	2866 ARRASTA CT.
COUNTY	MESA
GARAGE SQ. FT.	433 SF
COVERED ENTRY SQ. FT.	106 SF
COVERED PATIO SQ. FT.	N/A
LIVING SQ. FT.	1888 SF
LOT SIZE	8873 SF
T.O.F.	MIN.-4888.8 MAX.-4888.8
SETBACKS USED	FRONT 20' SIDES 7' REAR 25'

SCALE: 1"=20'-0"



ARRASTA COURT

Paul Hornback
 MUST BE
 PLANNING
 EASEMENTS

DEPT. OF CITY PLANNING
 LOCAL OFFICE
 AND PROPERTY LINES