

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 2874 Lobe Creek  
 Parcel No. 294330186017  
 Subdivision Unaweeep Heights  
 Filing 2 Block 3 Lot 17

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1,809 living  
 Sq. Ft. of Lot / Parcel 12,589 Sq Ft  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1,809 living

**OWNER INFORMATION:**

Name Pinnacle Homes  
 Address 3111 F Rd  
 City / State / Zip GJ, 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 GJ, CO 81504  
 Telephone (970) 241-6646

**\*TYPE OF HOME PROPOSED:**

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

NOTES: New Home Construction

**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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Engineered foundation required</u>
Voting District <u>E</u> Driveway Location Approval <u>WJ</u> (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 Samantha Friedman Date 10-18-04  
 Department Approval NH Gayleen Henderson Date 10-18-04

Additional water and/or sewer tap fee(s) are required: YES <u>0</u> NO _____	W/O No. <u>PL OMSD</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>10/18/04</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)

Revised on 10/2/04 N/A

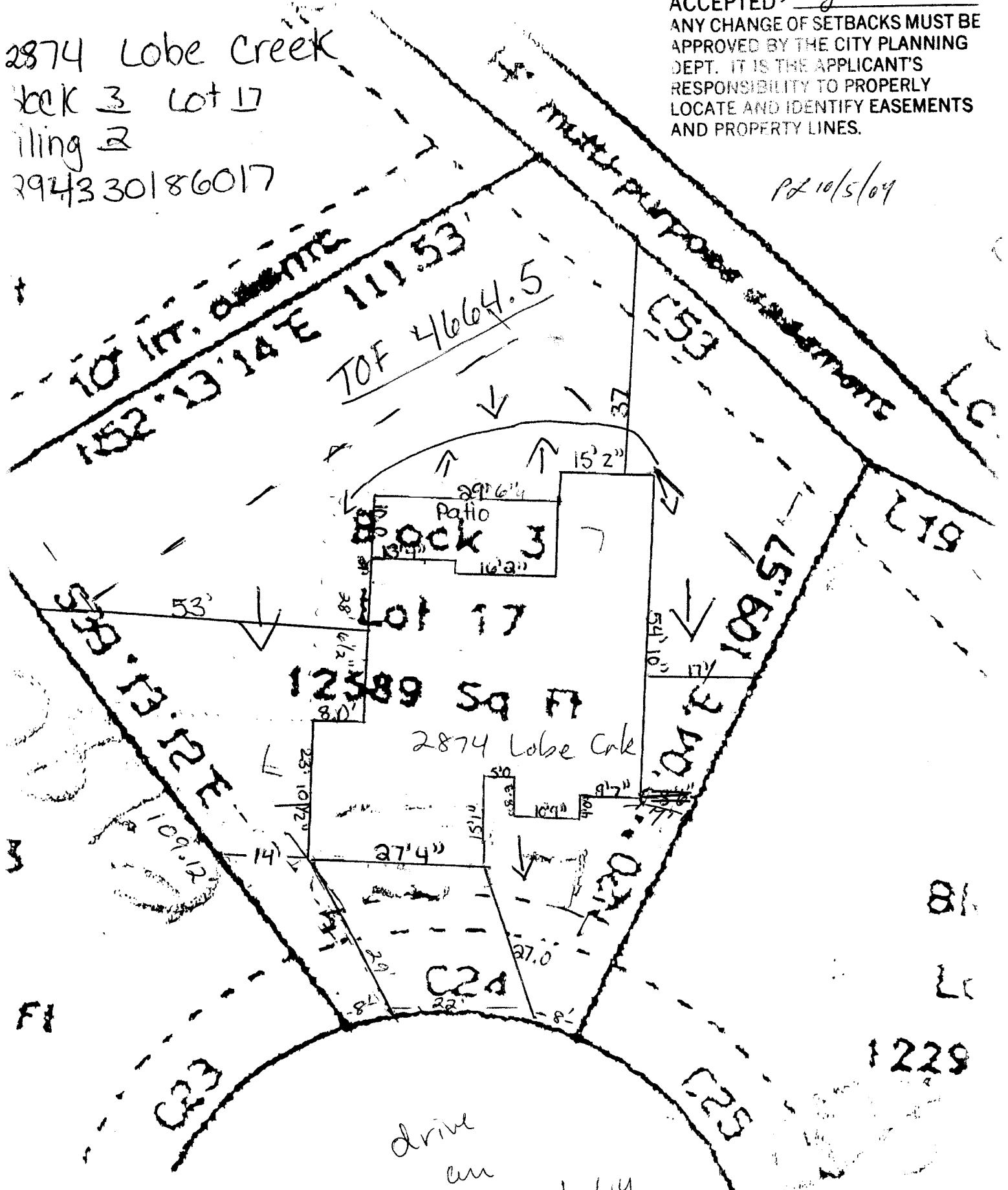
10-18-04

Daylean Henderson

ACCEPTED ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Pf 10/5/04

2874 Lobe Creek  
Block 3 Lot 17  
Billing 2  
294330186017



drive  
on  
w  
10/15/04

1229

81

LC

L19

LC

153

TOF 41664.5

10' IN. DEDICATED

152' 13' 14' E

53'

15' 2"

Patio 297.6'  
Block 3 1613.2'

Lot 17

12,589 Sq Ft

2874 Lobe Crk

27' 4"

C24

54' 10"

109.57'

15' 10"

15' 10"

10' 9"

9' 7"

27' 0"

22'

8'

C23

C25

FI

109.12'