

FEE \$ 10.00
 TCP \$ 500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. _____

Building Address 2870 Lolo Creek Ct No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-301-00-1162 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2596 S.F. Garage 498 S.F.
 Subdivision Unawap Heights Sq. Ft. of Lot / Parcel 12,008 S.F.
 Filing 2 Block 3 Lot 19 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3094 S.F.

OWNER INFORMATION:

Name Pinnacle Homes
 Address 3111 F Rd
 City / State / Zip Grand Jct, 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 Jct, CO 81504
 Telephone 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.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF			
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 _____	(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 Bill D. Burt Date 5-17-04
 Department Approval JH Gaylen Hansen Date 5-17-04

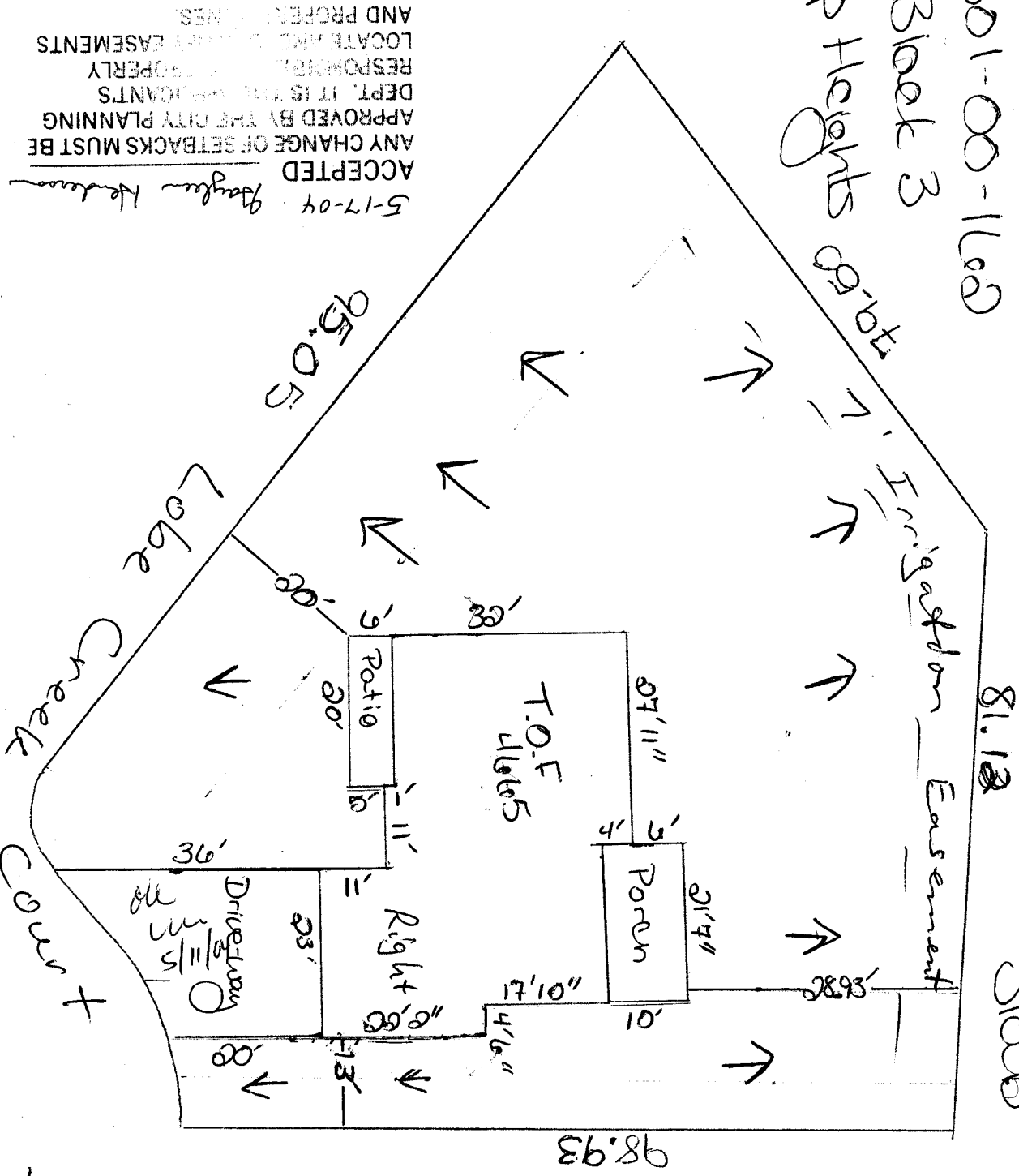
Additional water and/or sewer tap fee(s) are required: YES <u>X</u> NO _____ W/O No. <u>PL OMSD</u>
Utility Accounting <u>Overholt</u> Date <u>5/17/04</u>

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)

at 5/10/04

Turn I
Garage Right
Studded Full House
Slabs

2870 Lobe Creek Ct.
29143-301-00-1600
Lot 19 Block 3
Snowmelt Heights
Fillings



5-17-04
 Accepted
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO VERIFY PROPERLY
 LOCATE AND VERIFY EASEMENTS
 AND PROPERTY LINES

Angela Henderson

→ 1/2

→ 1/2