

FEE \$	10
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. SAR-2006-344

Building Address 2694 Lookout Ln  
 Parcel No. 2945-351-45-000  
 Subdivision Spyglass Ridge  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot \_\_\_\_\_

No. of Existing Bldgs 1 No. Proposed 0  
 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) 1000  
 Height of Proposed Structure 0

**OWNER INFORMATION:**

Name Spyglass Ridge HOA, Inc.  
 Address 2694 Lookout Ln  
 City / State / Zip Grand Jet, CO 81503

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): 25 x 40 inground pool

**APPLICANT INFORMATION:**

Name Watermark Spas & Pools  
 Address 2491 Hwy 66 50  
 City / State / Zip GJ CO 81505  
 Telephone 241 4133

**\*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-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>/</u> NO _____
Side <u>15</u> from PL Rear <u>30</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 [Signature] Date 7-24-07  
 Department Approval [Signature] Date 7/31/07

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/> W/O No. <u>pool only</u>
Utility Accounting <u>[Signature]</u> Date <u>7/31/07</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 FOR THE CLIENT'S USE AND APPROVAL BY THE ARCHITECT AND LANDSCAPE ARCHITECT. THE CLIENT ACCEPTS THE ARCHITECT'S RESPONSIBILITY TO CORRECTLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

134

133

LOOKOUT LANE

156

155

158

159

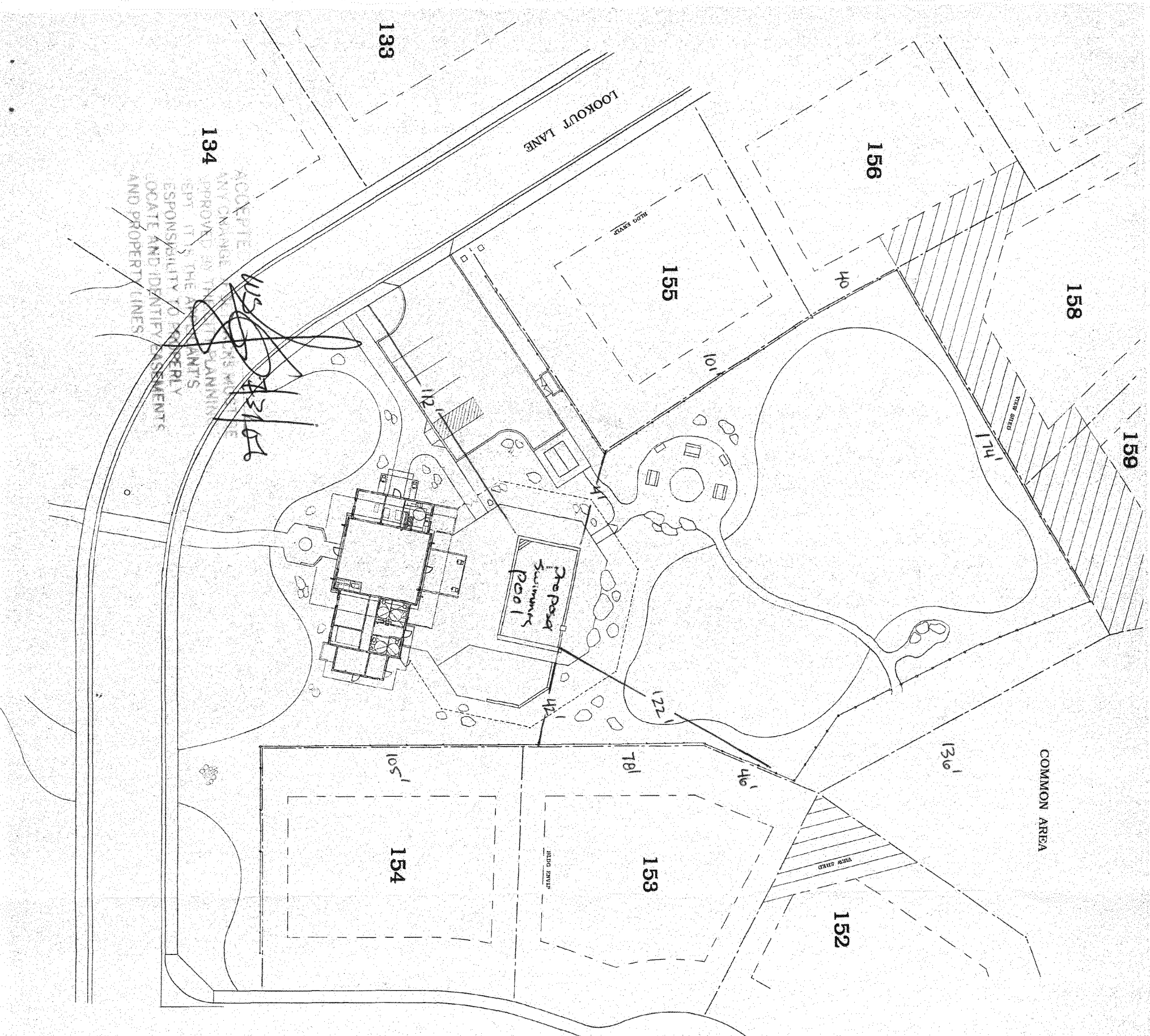
The Poser Swimming Pool

COMMON AREA

154

153

152



**SPYGLASS RIDGE  
COMMUNITY CENTER**

**Arcieri Associates LLC**  
Landscape Architecture & Planning

867 25 Road Grand Junction, Colorado 81505 • (970) 243-4145 FAX (970) 245-4961  
American Society of Landscape Architects

North  
↑

1" = 20' - 0"

Date Issued  
11/10/08

Date Revised

Sheet