

FEE \$ 0  
TCP \$ 0

BLDG PERMIT NO. 56148

### PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

5003-6920-01-0 Grand Junction Community Development Department

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2324 Falcon Point Ct TAX SCHEDULE NO. 2945-083-23-006  
SUBDIVISION South Plim SQ. FT. OF PROPOSED BLDG(S)/ADDITION \_\_\_\_\_  
FILING 3 BLK \_\_\_\_\_ LOT \_\_\_\_\_ SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
(1) OWNER NORM FRANKE NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS 2324 FALCON POINT CT  
NO. OF BLDGS ON PARCEL  
(1) TELEPHONE 242-5510 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT WATERMARK SPAS USE OF EXISTING BLDGS House  
= POOLS  
(2) ADDRESS 2491 Hwy 6 S DESCRIPTION OF WORK AND INTENDED USE: 14'x30'  
241-4133  
(2) TELEPHONE 241-4133 IN-GROUND POOL

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE PR 3.5 Maximum coverage of lot by structures \_\_\_\_\_  
SETBACKS: Front \_\_\_\_\_ from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Special Conditions no requirements  
Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL for swimming pools  
Maximum Height \_\_\_\_\_ CENSUS TRACT 14 TRAFFIC ZONE 91

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Hank Druke Date 4-29-96  
Department Approval Ronnie Edwards Date 4-29-96

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting Deany Date 4/29/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)