

FEE \$	0
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 61506

**PLANNING CLEARANCE**

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

3027-1600-02-2

BLDG ADDRESS 777 Jordana <sup>Rd.</sup> Drive TAX SCHEDULE NO. 2701-351-53-008

SUBDIVISION Sedona SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING 1 BLK — LOT 6 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Kevin Howell NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 777 Jordana Drive

(1) TELEPHONE 1-970-251-7302 NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Quality Pools USE OF EXISTING BLDGS None

(2) ADDRESS 2778 Grant Ct. DESCRIPTION OF WORK AND INTENDED USE:  
Inground Swimming Pool

(2) TELEPHONE 1-970-241-8412

**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 PR4.2 Maximum coverage of lot by structures —

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2  
 or — from center of ROW, whichever is greater

Side 10' from PL Rear 25' from PL Special Conditions Setbacks do not  
apply to inground pool

Maximum Height — CENSUS 16 TRAFFIC 17 ANN# —

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 [Signature] Date 8-7-97

Department Approval [Signature] Date 8-7-97

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

Utility Accounting Additional Date 8-7-97

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)

14695 SQ.FT.

126.

10' Drainage Easement

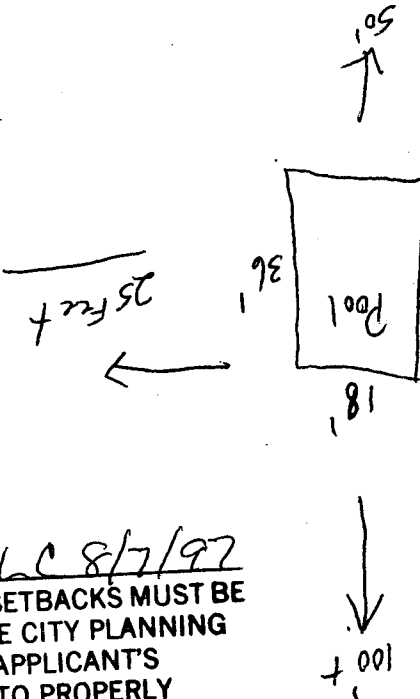
N 85°45'52" E

N 48°58'29" E

N 00°00'21" E 466.97'

N 00°00'00" E 455.14'

133.08'



ACCEPTED SLC 8/7/97  
 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.