

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>69830</u>
FILE # <u>SPR-1998-023</u>

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

9

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 609 25 RD
SUBDIVISION Bensley Bristol
FILING — BLK — LOT 3
OWNER KIDZPLEX, INC.
ADDRESS 607 25 RD.
TELEPHONE 245-3610
APPLICANT WATERMARK SPAS & POOLS, INC.
ADDRESS 2491 HWY 6E50
TELEPHONE 241-4133

TAX SCHEDULE NO. 2945-044-14-003
SQ. FT. OF PROPOSED BLDG(S)/ADDITION 24-44 pool
SQ. FT. OF EXISTING BLDG(S) 4569.70 sq ft
NO. OF DWELLING UNITS: BEFORE — AFTER —
CONSTRUCTION
NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
CONSTRUCTION
USE OF ALL EXISTING BLDGS Kidz-plex
DESCRIPTION OF WORK & INTENDED USE: 24'x44'
IN-GROUND POOL

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PB
SETBACKS: FRONT: — from Property Line (PL) or
— from center of ROW, whichever is greater
SIDE: — from PL REAR: — from PL
MAXIMUM HEIGHT —
MAXIMUM COVERAGE OF LOT BY STRUCTURES —

LANDSCAPING/SCREENING REQUIRED: YES — NO —
PARKING REQUIREMENT: —
SPECIAL CONDITIONS: per attached
plan -
CENSUS TRACT 9 TRAFFIC ZONE 4 ANNEX —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

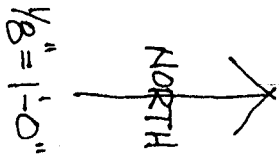
Applicant's Signature Harold Swabe Watermarks S&P Date 4-22-99
Department Approval Antonia J. Costello per KA/KP Date 4-22-99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>37987-2440</u>
Utility Accounting	<u>CR Anderson</u>		Date <u>4-22-99</u>

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

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

ACCEPTED SLC per KA/KP 4-22-99
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.



KIDZPLEX POOL
607 25 RD.

NEW 6' CEDAR FENCE

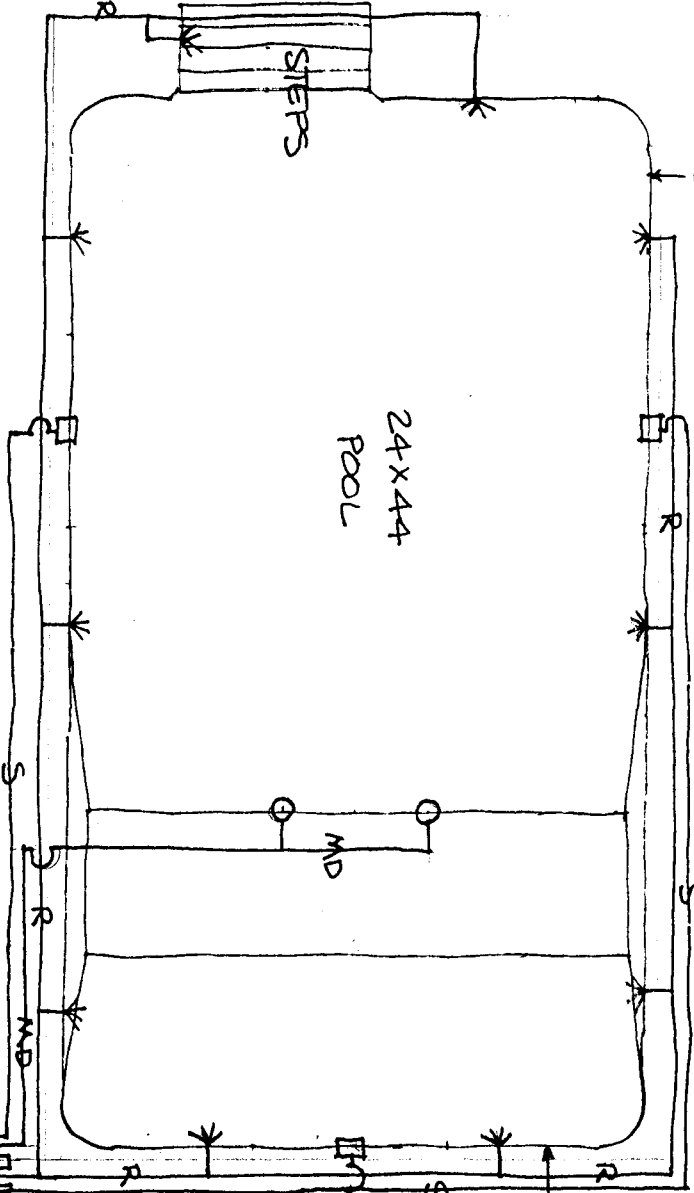
- ↘ RETURN
- SKIMMER
- MAIN DRAIN

EXISTING WALK

KIDZPLEX BLDG.

EXISTING DRIVEWAY

POOL EQUIP.



PROP. LINE (6' CEDAR FENCE) EXIST.