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

BLDG PERMIT NO. 74747



Your Bridge to a Better Community

BLDG ADDRESS 2461 F 1/4 RD, G-J SQ. FT. OF PROPOSED ^{Pool} BLDGS/ADDITION 1700

TAX SCHEDULE NO. Block 1 - 2945-044-10-005 SQ. FT. OF EXISTING BLDGS NONE

SUBDIVISION HACIENDA TOTAL SQ. FT. OF EXISTING & PROPOSED 1700

FILING _____ BLK _____ LOT _____ NO. OF DWELLING UNITS:

(1) OWNER HORIZON BUILDERS Before: _____ After: _____ this Construction

(1) ADDRESS 2461 F 1/4 RD, G-J, NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 255-7000 Before: _____ After: _____ this Construction

(2) APPLICANT REN RING, ^{DBA} Skyline Pools USE OF EXISTING BUILDINGS _____

(2) ADDRESS 2289 COUNTY RD-1-A, MONTROSE DESCRIPTION OF WORK & INTENDED USE Dig 5' + HOTCRSTE + TFC + PLASTER

(2) TELEPHONE 970-626-5053 TYPE OF HOME PROPOSED:

Site Built _____ Manufactured Home (UBC) _____
 Manufactured Home (HUD) _____
 Other (please specify) _____

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 PR-17 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater

Side _____ from PL, Rear _____ from PL Parking Req'mt _____

Maximum Height _____ Special Conditions no sight plan required

CENSUS 4 TRAFFIC 9 ANN# _____

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 4-19-00

Department Approval [Signature] Date 4/19/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. _____
Utility Accounting	<u>Robi Overholt</u>		Date <u>4/19/00</u>

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)