

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 76440



Your Bridge to a Better Community

BLDG ADDRESS 122 1/2 Mantee Heights SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2945-121-08-008 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION Mantee Heights TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING — BLK — LOT 18 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Loyal Gilbert NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 122 1/2 Mantee Heights USE OF EXISTING BUILDINGS home

(1) TELEPHONE 243-7399 DESCRIPTION OF WORK & INTENDED USE Inground Pool

(2) APPLICANT Quality Pools + Spas TYPE OF HOME PROPOSED:
 Site Built — Manufactured Home (UBC) —
 Manufactured Home (HUD) —
 Other (please specify) inground pool

(2) ADDRESS 616 N. 1st Street

(2) TELEPHONE 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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES — NO —
 or — from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt N/A

Maximum Height 35' Special Conditions —

Accessory setbacks CENSUS 6 TRAFFIC 28 ANNEX# —

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).

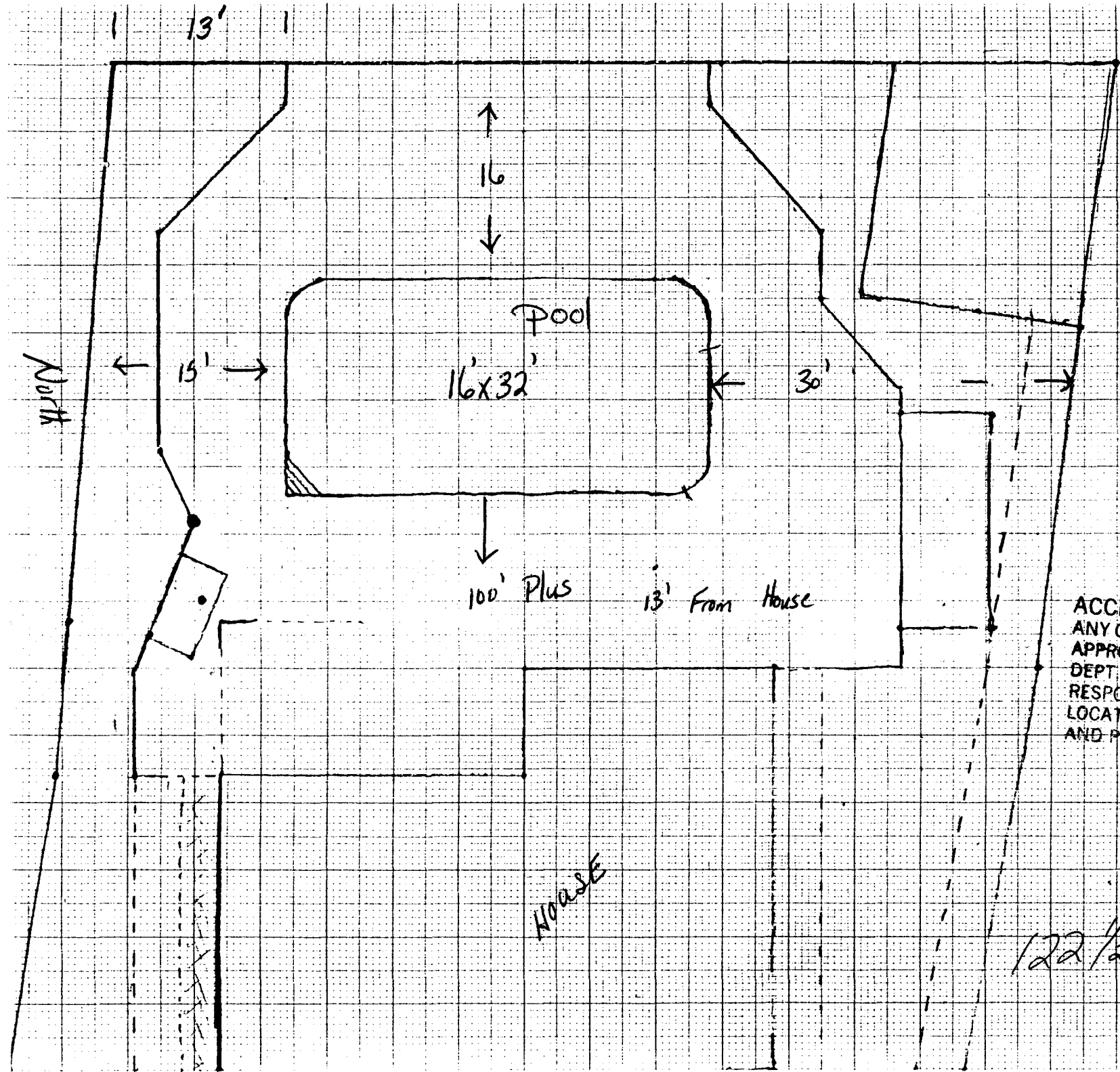
Applicant Signature [Signature] Date 8-18-2000

Department Approval [Signature] Date 8-18-00

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. <u>—</u>
Utility Accounting	<u>[Signature]</u>		Date <u>8-18-00</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)



ACCEPTED *Ronnie 8/18/00*
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.

HOUSE

122 1/2 Mantley Heights Dr.