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| FEE \$ | 10 - |
| TCP \$ | - |
| SIF \$ | - |

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

BLDG PERMIT NO. 75937



el

Your Bridge to a Better Community

21530-13687

BLDG ADDRESS 2374 RANA RD SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2945-174-29-163 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION RIDGES TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 6 BLK 9 LOT 3A NO. OF DWELLING UNITS:

(1) OWNER GARY STUBLER Before: 1 After: _____ this Construction

(1) ADDRESS 2374 RANA RD NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 243-7954 Before: _____ After: 1 this Construction

(2) APPLICANT WATERMARK USE OF EXISTING BUILDINGS RES.

(2) ADDRESS ~~2491 HUN~~ 6:50 DESCRIPTION OF WORK & INTENDED USE 20 X 40 IN-GROUND POOL

(2) TELEPHONE 241-4133 TYPE OF HOME PROPOSED:

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-4

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear _____ from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions _____

CENSUS 1401 TRAFFIC 96 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 Gary Stubler Date 7-19-00

Department Approval C. Gaye Gibson Date 7-19-00

| | | | |
|--|-------------------|--|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>Pool only</u> |
| Utility Accounting | <u>D. Kanover</u> | Date | <u>7-19-00</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)

ACCEPTED *C. Yule Gibson*
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.

Apr-24-00 10:50A Envision Inc

970 243 3004

P.01

WATERMARI SPAS + POOLS
HANK
241-0620

1" = 20'

