

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

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

BLDG PERMIT NO. 79107



Your Bridge to a Better Community

BLDG ADDRESS 2149 S. Canyon View Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION —

TAX SCHEDULE NO. 2947-351-15-003 SQ. FT. OF EXISTING BLDGS 2750^{AD} ±

SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED —

FILING 3 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Scott Lindsey NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 2149 S. Canyon View Drive USE OF EXISTING BUILDINGS home

(1) TELEPHONE 257-9564 DESCRIPTION OF WORK & INTENDED USE Inground Pool

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

(2) ADDRESS 666 N. 1st

(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 PR2 Maximum coverage of lot by structures —

SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES ___ NO
 or ___ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt —

Maximum Height — Special Conditions —

CENSUS 1401 TRAFFIC 64 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 David Carletta Date 3-19-2001

Department Approval Ronnie Edwards Date 3/19/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing/15091</u>
Utility Accounting	<u>Hold</u>	Date	<u>3/19/01</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)

IN THE SPACE BELOW PLEASE NEATLY DRAW A SITE PLAN SHOWING THE FOLLOWING:

1. An outline of the PROPERTY LINES with dimensions
2. An outline of the PROPOSED STRUCTURE with its dimensions
3. The DISTANCE from existing and/or proposed structure(s) to the front, rear and side property lines
4. EASEMENTS or RIGHTS-OF-WAY on the property
5. All other STRUCTURES on the property
6. All STREETS and ALLEYS adjacent to the property and street names
7. All existing and proposed DRIVEWAYS
8. An arrow indicating North

FAILURE TO PROVIDE COMPLETE INFORMATION MAY RESULT IN A DELAY IN ISSUANCE OF A PLANNING CLEARANCE

