

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 79728



Your Bridge to a Better Community

BLDG ADDRESS 792 JORDANNA SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701-351-56-005 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION ALPINE MEADOWS II TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING 11 BLK _____ LOT 5 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER JIM STOVER NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 792 JORDANNA USE OF EXISTING BUILDINGS None

(1) TELEPHONE 241-0928 DESCRIPTION OF WORK & INTENDED USE 14x30 INGROUND POOL

(2) APPLICANT HANK DRAKE FOR WATERMARK SPAS & POOLS TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2491 HWY 6 S

(2) TELEPHONE 241-4133

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 PD Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 10' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height _____ Special Conditions Must have approval from ACCO.

CENSUS 10 TRAFFIC 100 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 Hank Drake Date 5-3-01

Department Approval [Signature] Date 5/3/01

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Existing Prem</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/3/01</u>

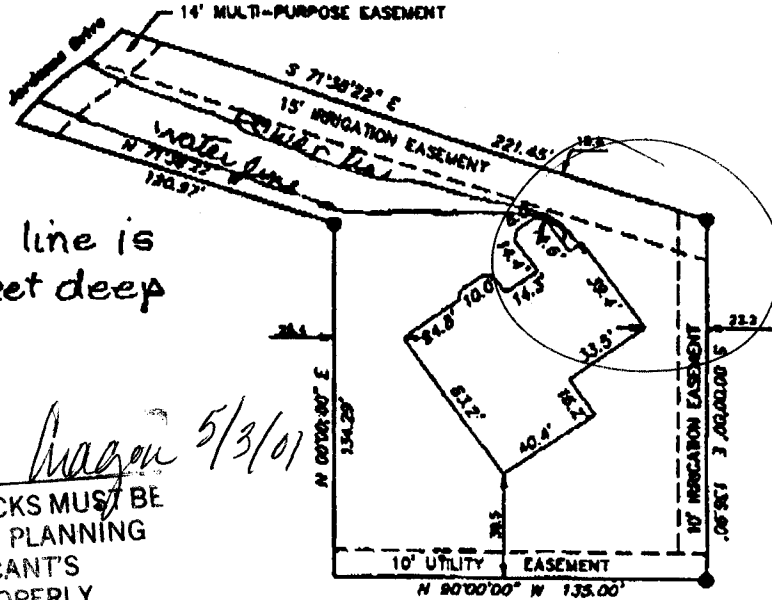
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

IMPROVEMENT LOCATION CERTIFICATE

782 Jordanna Drive
Grand Junction, CO

Lot 5 in
Alpha Meadows II,
Mesa County, Colorado.



Each line is
2 feet deep

Misha Wagner 5/3/01

ACCEPTED
THE APPLICANT'S RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

NOTE: LEGAL DESCRIPTION AND EASEMENT INFORMATION PROVIDED BY WESTERN COLORADO TITLE COMPANY
COMMITMENT NUMBER 97-04-0331

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR PARRICA WOODRUFF THAT IT IS NOT A LAND SURVEY PLAN OR IMPROVEMENT SURVEY PLAN, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 4-28-98, EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL. EXCEPT AS SHOWN, THERE ARE NO ENVOACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

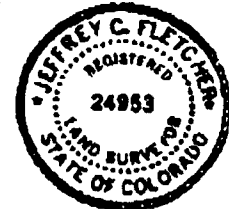
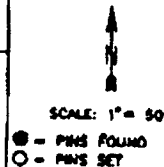
By: Jeffrey C. Fletcher
Jeffrey C. Fletcher P.L.S. 24953

Date: April 28, 1998

IT IS HEREBY CERTIFIED THAT THE ABOVE-DESCRIBED PROPERTY IS NOT LOCATED WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER

080115 0460 B

JOB NO. 8773



CENTURY SURVEYING

P.O. BOX 366, GRAND JCT., COLORADO 81502

TELEPHONE 970-241-2667

Missie Dragon 5/3/01

ACCEPTED
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.

EXISTING PATIO

STOVER POOL
792 JORDANNA

1" = 10'
NORTH
↓

SPA
"SUNKEN"

STEP

14'X30' POOL

10'

15'

POOL
EQUIP.

GATE

GATE

