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

BLDG PERMIT NO. 179034



Your Bridge to a Better Community

BLDG ADDRESS 718 Wedge Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION N/A
 TAX SCHEDULE NO. 2701-503-18-004 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION Fairway Park 1st ADD TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING _____ BLK 8 LOT 4 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER Matt Hall NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 718 Wedge Drive USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 241-8518 DESCRIPTION OF WORK & INTENDED USE Inground Pool
 (2) APPLICANT Quality Pools + Spa's TYPE OF HOME PROPOSED:
 (2) ADDRESS 616 N. 1st. G.J. _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-8412 _____ 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater
 Side 3 from PL, Rear 5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions None
 CENSUS 10 TRAFFIC 17 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 _____
 Department Approval [Signature] Date 3/13/01

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>8753</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/13/01</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 - All 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

ACCEPTED *[Signature]* *[Date]*

APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

