

FEE \$	10.00
TCP \$	0
SIF \$	0

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 84818



Your Bridge to a Better Community

43404-26225

BLDG ADDRESS 320 DAKOTA DR SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-193-07-003 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION MON. VALLEY TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 5 BLK 1 LOT 3

NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER BERNIE MARASCO

(1) ADDRESS 320 DAKOTA DR.

(1) TELEPHONE 243-9505

USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) APPLICANT WATERMARK SPAS & POOLS DESCRIPTION OF WORK & INTENDED USE 20X40 SWIMMING POOL

(2) ADDRESS 2491 HWY 6 S 50 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(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 40' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO X  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 35' from PL, Rear 35' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

CENSUS 1401 TRAFFIC 64 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 Kate Drape FOR Watermark Spas & Pools Date 5-30-02

Department Approval C. Fay Gibson Date 6/4/02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No
Utility Accounting	<u>[Signature]</u>	Date	<u>6-7-02</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)