

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 82917



Your Bridge to a Better Community

BLDG ADDRESS 420 HIGH POINT CIR. SQ. FT. OF PROPOSED BLDGS/ADDITION _____
 TAX SCHEDULE NO. 2945-164-30-005 SQ. FT. OF EXISTING BLDGS _____
2945-164-30-006
 SUBDIVISION HIGH POINT SUBD. TOTAL SQ. FT. OF EXISTING & PROPOSED _____
 FILING 1 BLK 1 LOT S&C NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 (1) OWNER JERRY TUCKER NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) ADDRESS 420 HIGH POINT CIR. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-1242 DESCRIPTION OF WORK & INTENDED USE 20'x40' INGROUND POOL
 (2) APPLICANT WATERMARK TYPE OF HOME PROPOSED:
 (2) ADDRESS 2491 HWY 6950 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 241-4133 _____ 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 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 15' from PL, Rear 25' from PL Parking Req'mt _____
 Maximum Height _____ Special Conditions _____
 CENSUS 1401 TRAFFIC 93 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).

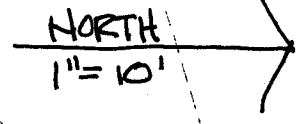
Applicant Signature WATERMARK SPAS & POOLS Date 3/27/02
 Department Approval Gayle Henderson Date 3-27-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>3/27/02</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)

TUCKER POOL
420 HIGH POINTE CIR.

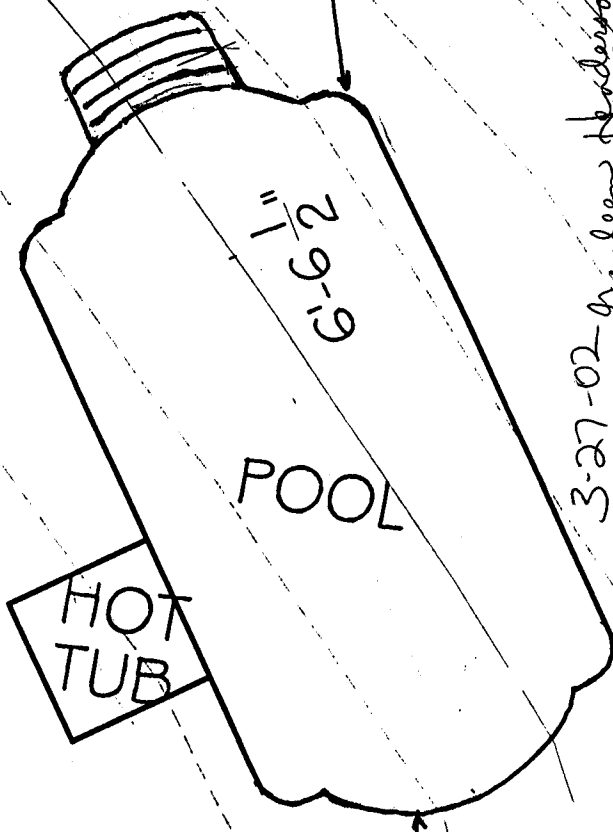
EXISTING
DRAINAGE
EASEMENT



APPROX. 120' TO
SIDE PROP. LINE

APPROX. 85' TO
REAR
PROP. LINE

APPROX. 80'
TO SIDE
PROP. LINE



3-27-02 *Dayle & Henderson*
ACCEPTED
THE CITY PLANNING
DEPARTMENT'S
PROPERLY
IDENTIFY EASEMENTS
AND PROPERTY LINES

2'-0 1/4"

2 1/2
11'-0"

