

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

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

BLDG PERMIT NO. 85759



Your Bridge to a Better Community

BLDG ADDRESS 2338 KNOLLS CIR SQ. FT. OF PROPOSED BLDGS/ADDITION \_\_\_\_\_

TAX SCHEDULE NO. 2945-011-98-000 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_

SUBDIVISION THE KNOLLS TOTAL SQ. FT. OF EXISTING & PROPOSED \_\_\_\_\_

FILING 3 BLK \_\_\_\_\_ LOT \_\_\_\_\_ NO. OF DWELLING UNITS:

(1) OWNER BRIAN HODGES Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) ADDRESS 2338 KNOLLS CIR. NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE 255-6695 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(2) APPLICANT WATERMARK SPAS & POOLS USE OF EXISTING BUILDINGS \_\_\_\_\_

(2) ADDRESS 2491 HWY 60 E 50 DESCRIPTION OF WORK & INTENDED USE 18x36 IN GROUND POOL

(2) TELEPHONE 241-4133 TYPE OF HOME PROPOSED:

\_\_\_\_ Site Built \_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_ 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 ~~30%~~

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 32' Special Conditions \_\_\_\_\_

CENSUS 10 TRAFFIC 21 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 Hank Drake FOR WATERMARK SPAS & POOLS Date 8-7-02

Department Approval Gayle Henderson Date 8-7-02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no chg in use</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>8-7-02</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)

# CORILAND AVENUE

(EASEMENT GRANTED) THE GRAND VALLEY PROJECT AND THE CITY OF GRAND JUNCTION

18' MULTI-PURPOSE  
20' REAR SETBACK

LOT 4

18x36 POOL

BRIAN HODGES  
2538 KNOLLS CIR.

12' UTILITY AND IRRIGATION EASEMENT

KNOLL CIRCLE

- Δ = 64° 18' 28"
- R = 50.00'
- T = 47.39'
- C = 25.66'
- CB = 3 41' 56" 24' E

LOT 6

8-7-02  
 Accepted *Douglas Henderson*  
**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.



1/4" = 20'