

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

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

BLDG PERMIT NO. \_\_\_\_\_



Your Bridge to a Better Community

BLDG ADDRESS 391 Lime Kiln Way SQ. FT. OF PROPOSED BLDGS/ADDITION N/A  
 TAX SCHEDULE NO. 2947-351-29003 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Canyon View TOTAL SQ. FT. OF EXISTING & PROPOSED N/A  
 FILING 8 BLK 5 LOT 3 NO. OF DWELLING UNITS:  
 Before: 1 After: 1 this Construction  
 (1) OWNER Jim Stuart NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) ADDRESS 391-Lime Kiln Way USE OF EXISTING BUILDINGS Residential  
 (1) TELEPHONE 241-7903 DESCRIPTION OF WORK & INTENDED USE Inground Pool  
 (2) APPLICANT Quality Pools + Spas TYPE OF HOME PROPOSED:  
 (2) ADDRESS 616 N. 1st \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 241-8412 \_\_\_\_\_ 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 \_\_\_\_\_  
 SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 10' from PL, Rear 0' from PL Parking Req'mt N/A  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS 1401 TRAFFIC 4 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 David Conditto Date 8-16-2002  
 Department Approval C. Jaye Wilson Date 8/16/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>Bensley</u>	Date <u>8/16/02</u>		

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

8/16/02

ACCEPTED *C. Faye Gibson*  
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.

