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

BLDG PERMIT NO. 43593



Your Bridge to a Better Community

BLDG ADDRESS 2190 Piazza Way SQ. FT. OF PROPOSED BLDGS/ADDITION NA
TAX SCHEDULE NO. 2945-014-07-004 SQ. FT. OF EXISTING BLDGS NA
SUBDIVISION Knolls TOTAL SQ. FT. OF EXISTING & PROPOSED NA
FILING 4 BLK 1 LOT 4
(1) OWNER Lincoln Hall NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) ADDRESS 2190 Piazza Way NO. OF BUILDINGS ON PARCEL
Before: 1 After: 1 this Construction
(1) TELEPHONE 241-5450 USE OF EXISTING BUILDINGS NA
(2) APPLICANT Quality Pools + Spa's DESCRIPTION OF WORK & INTENDED USE Inground Pool
(2) ADDRESS 616 N. 1st. TYPE OF HOME PROPOSED:
(2) TELEPHONE 241-8412 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) Swimming Pool

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 3590
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
or _____ from center of ROW, whichever is greater
Side 5'10' from PL, Rear 20' from PL Parking Req'mt _____
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 Gland Conditto Date 2-27-2002
Department Approval Jayne Dilsen Date 3/6/02

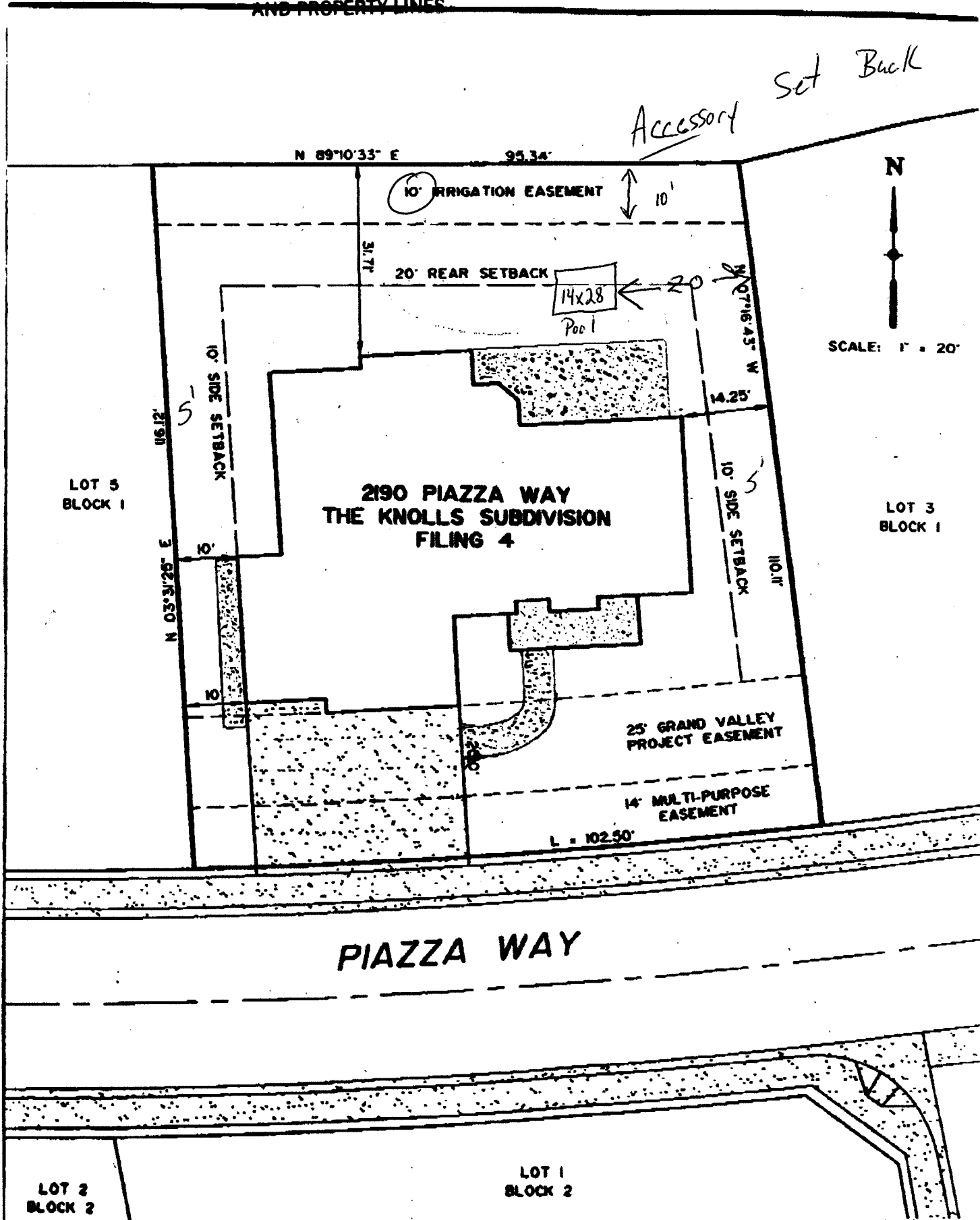
Additional water and/or sewer tap fee(s) are required:	YES	NO	WFO No. _____
Utility Accounting	<u>Debi Overholt</u>	Date	<u>3/6/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED *3/6/02 C. Faye Johnson*
 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.

Accessory Set Back



LOT 2
BLOCK 2

LOT 1
BLOCK 2