

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 88504



Your Bridge to a Better Community

63591-10883
 BLDG ADDRESS 807 26 1/2 Rd.

SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701-263-01-009

SQ. FT. OF EXISTING BLDGS 2500

SUBDIVISION _____

TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK _____ LOT _____

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Bob Derner

NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 807 26 1/2 Rd.

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 256-9201

DESCRIPTION OF WORK & INTENDED USE Inground Pool

(2) APPLICANT Quality Pools

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 616 N. 1st.

(2) TELEPHONE 970-241-8412

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 RSF-1

Maximum coverage of lot by structures _____

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 10' from PL

Parking Req'mt _____

Maximum Height _____

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 David Carletto

Date 3-11-03

Department Approval C. Fay Gibson

Date 3/11/03

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

City of Grand Junction GIS Zoning Map

Airport Zones

- AIRPORT ROAD
- CLEAR ZONE
- CRITICAL ZONE
- RUNWAY 22
- RUNWAY 29
- TAXI WAY

Flood Plain Information

- █ Floodway
- █ 100-Year Floodplain
- █ 500-Year Floodplain
- █ Outside 500-Year Flo...
- █ Between 100 & 500-y...
- █ Minimal flooding
- █ Deleted

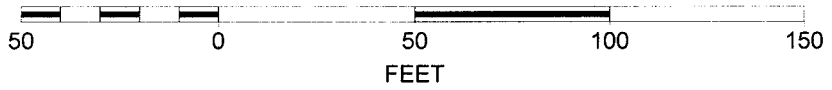
Air Photos

- █ 2002 Photos
- Highways
- Streets 2

ZOOM IN FOR ZONI...



SCALE 1 : 589



ACCEPTED *C. Faye Gibson* 3/11/03
 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.

