

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

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

BLDG PERMIT NO. 88544



Your Bridge to a Better Community

BLDG ADDRESS 2188 W. CANYON CT. SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2947-351-08-017 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION CANYON VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 2 LOT 17 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER MIKE VILLA NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 2188 W. CANYON CT. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 254 1079 DESCRIPTION OF WORK & INTENDED USE 16x32 POOL FULL

(2) APPLICANT WATERMARK SPAS & POOLS TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2491 HWY 6 S 50

(2) TELEPHONE 241-4133

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 30' 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 _____ 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 Handwritten Signature for Watermark Spas & Pools Date 3-13-03

Department Approval Gaylean Henderson Date 3-13-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>CM Cole</u>	Date	<u>3/13/03</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)

3-13-03

ACCEPTED *Dayleen Henderson*
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.

MIKE VILLA
POOL PROJECT
2188 W. CANYON CT.

