

FEE \$	10.00
TCP \$	Ø
SIF \$	Ø

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 89924



Your Bridge to a Better Community

73557-41340
 BLDG ADDRESS 736 Centauri Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION Pool 18'x36' 648

TAX SCHEDULE NO. 2701-354-67-006 SQ. FT. OF EXISTING BLDGS 3794

SUBDIVISION Winde mere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 4442

FILING _____ BLK 3 LOT 6

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

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

(1) OWNER Ed Quigley

(1) ADDRESS 736 Centauri Ct.

USE OF EXISTING BUILDINGS Home

(1) TELEPHONE 250-2633

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 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-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 0' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 0' from PL, Rear 0' from PL

Parking Req'mt 2

Maximum Height _____

Special Conditions _____

Keep pool out of easement

CENSUS _____ TRAFFIC _____ 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 Condit Date _____

Department Approval C. Faye Gibson Date 6/12/03

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>Ø</u>	<u>Ø</u>	Date <u>6-12-03</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)

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

City Limits Boundary

- Grand Junction

Air Photos

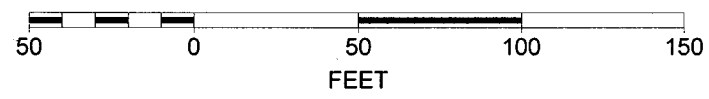
- 2002 Photos
- Streets 2

ZOOM IN FOR ZONI...



ACCEPTED *6/12/03*
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.

SCALE 1 : 707



Ed Quigley - 250-2633
 Nicole Quigley - 250-2625



Pool
18x36 *Grecian*

736 Centauri Ct.