

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. 88756



Your Bridge to a Better Community

71162-9588

BLDG ADDRESS 759 Continental Ct SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701-351-37-011 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION Country Club TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 3 LOT 11 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

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

(1) ADDRESS 759 Continental Ct. USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 245-2940 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 25' from property line (PL) Permanent Foundation Required: YES _____ NO X
 or _____ from center of ROW, whichever is greater

Side 3' from PL, Rear 5' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

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 Conditto Date 3-24-03

Department Approval Maria Magan Date 3/27/03

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>D. P. D. D. D.</u>	Date	<u>3-27-03</u>

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

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

ZOOM IN FOR ZONI...

Air Photos

- █ 2002 Photos
- Highways
- Streets 2



SCALE 1 : 491



ACCEPTED
Alissa Moore
 3/27/03

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

