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|--------|-------|
| FEE \$ | 10.00 |
| TCP \$ | 0 |
| SIF \$ | 0 |

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

BLDG PERMIT NO. 88365



Your Bridge to a Better Community

70618-40000

BLDG ADDRESS 710 ESTATES BLVD SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2701-344-25-001 SQ. FT. OF EXISTING BLDGS _____

SUBDIVISION ESTATES TOTAL SQ. FT. OF EXISTING & PROPOSED _____

FILING _____ BLK 3 LOT 1

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

(1) OWNER DOUG ROCK

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

(1) ADDRESS 710 ESTATES BLVD

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 245-7953

DESCRIPTION OF WORK & INTENDED USE 20x40 POOL REC 1

(2) APPLICANT WATERMARK POOLS

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

(2) ADDRESS 2491 HWY 6 & 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 RSF-2

Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 15' from PL, Rear 30' from PL

Parking Req'mt _____

Maximum Height 35'

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 Pools, Inc

Date 3-3-03

Department Approval Handwritten Signature: Gayleen Henderson

Date 3-3-03

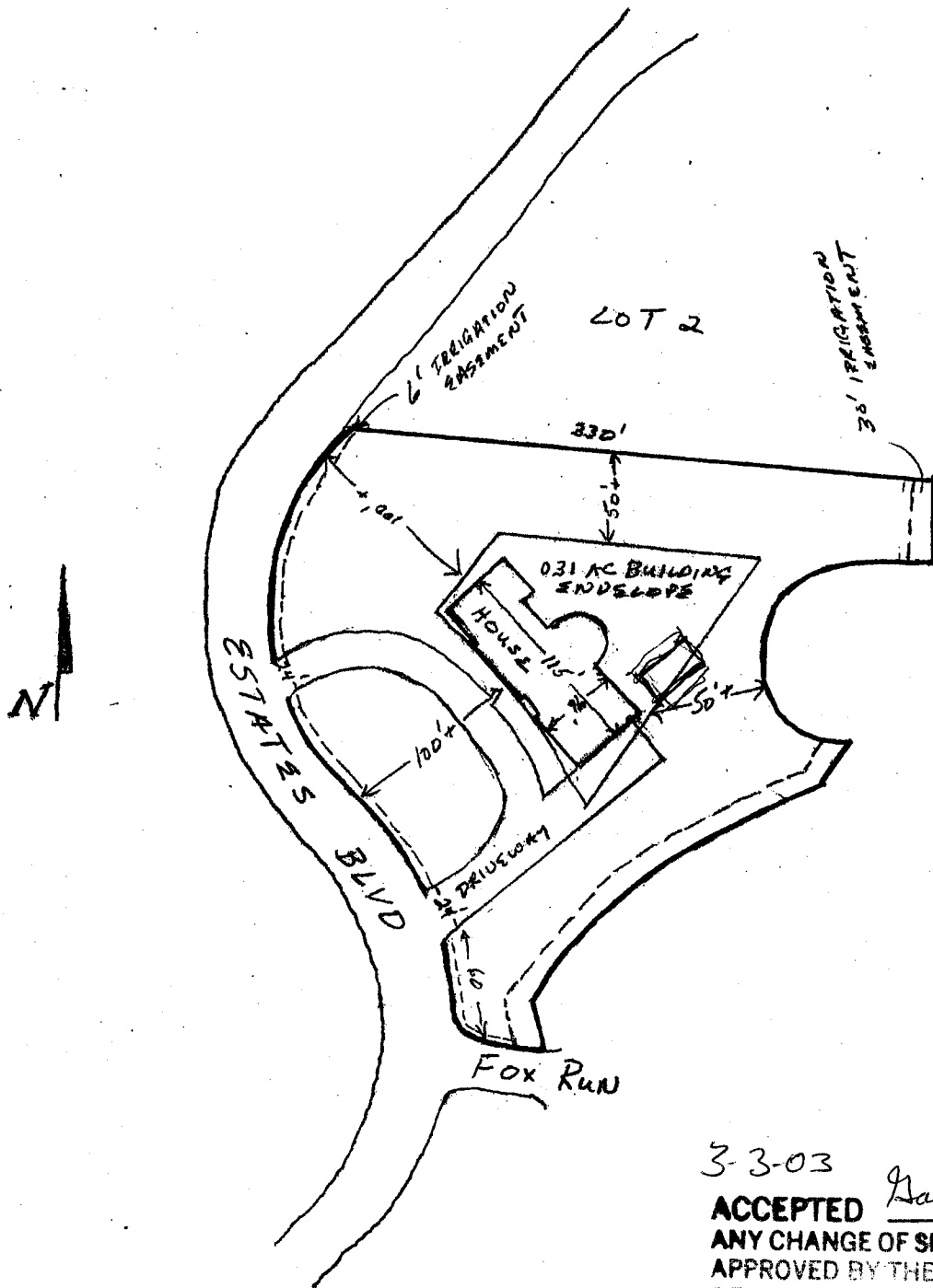
| | | | |
|--|-------------------|--|--------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES | NO <input checked="" type="checkbox"/> | W/O No. <u>Deal only</u> |
| Utility Accounting | <u>K. Vanover</u> | Date | <u>3-3-03</u> |

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)

710 ESTATES BLVD

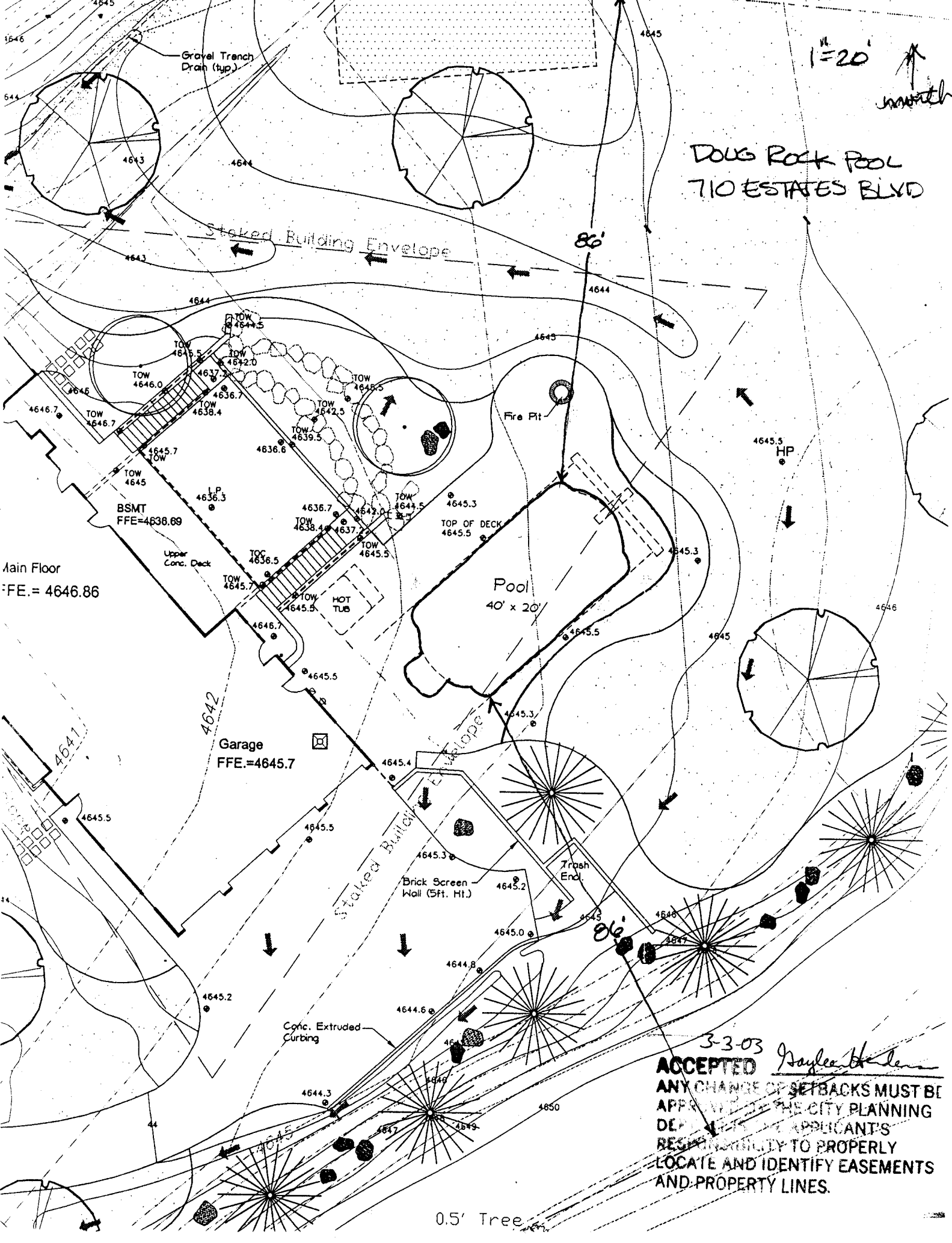
LOT 1, BLOCK 3



3-3-03

Gayleen Anderson

ACCEPTED
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.



1" = 20'
 North

DOUG ROCK POOL
 710 ESTATES BLVD

Main Floor
 FFE = 4646.86

Garage
 FFE = 4645.7

BSMT
 FFE = 4638.89

Pool
 40' x 20'

3-3-03
 Gayle...
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 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
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0.5' Tree