

FEE \$	10.00
TCP \$	9
SIF \$	9

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

BLDG PERMIT NO. 88906



Your Bridge to a Better Community

BLDG ADDRESS 652 TAMARRON SQ. FT. OF PROPOSED BLDGS/ADDITION _____

TAX SCHEDULE NO. 2943-062-39-001 SQ. FT. OF EXISTING BLDGS _____

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

FILING _____ BLK _____ LOT _____

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

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

(1) OWNER TROY RITTER

(1) ADDRESS 652 TAMARRON

(1) TELEPHONE 243-6292

USE OF EXISTING BUILDINGS _____

(2) APPLICANT WATERMARK SPAS & POOLS DESCRIPTION OF WORK & INTENDED USE 18'x36' IN-GROUND POOL

(2) ADDRESS 2491 HWY 6E'SO

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

(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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO

or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' 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 Hank Drake Date 4-7-03

Department Approval Gayle Henderson Date 4-7-03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>Deborah Deholt</u>	Date	<u>4/7/03</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)

