

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

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

BLDG PERMIT NO. _____

Building Address 322 Heathstone Ct.
 Parcel No. 2945-203-51008
 Subdivision Redlands Mesa
 Filing 2 Block 4 Lot 8

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 4080 Sq. Ft. Proposed 224
 Sq. Ft. of Lot / Parcel 0.426 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4304

OWNER INFORMATION:

Name Sam Saplizio
 Address 322 Heathstone Ct.
 City / State / Zip G.J. Cal. 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Inground Pool

APPLICANT INFORMATION:

Name Quality Pools
 Address 616 N. 1st.
 City / State / Zip G.J. Cal. 81501
 Telephone 970-241-8412

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

NOTES: Inground Pool

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 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 Side 15' from PL Rear 30' from PL Parking Requirement 2
 Maximum Height of Structure(s) _____ Special Conditions _____
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials)

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 [Signature] Date 4-21-04
 Department Approval [Signature] Date 4/21/04

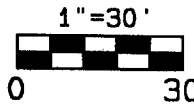
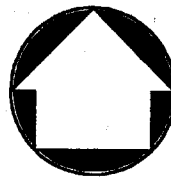
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. No chg in use
Utility Accounting	<u>CM Cole</u>	Date	<u>4-21-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

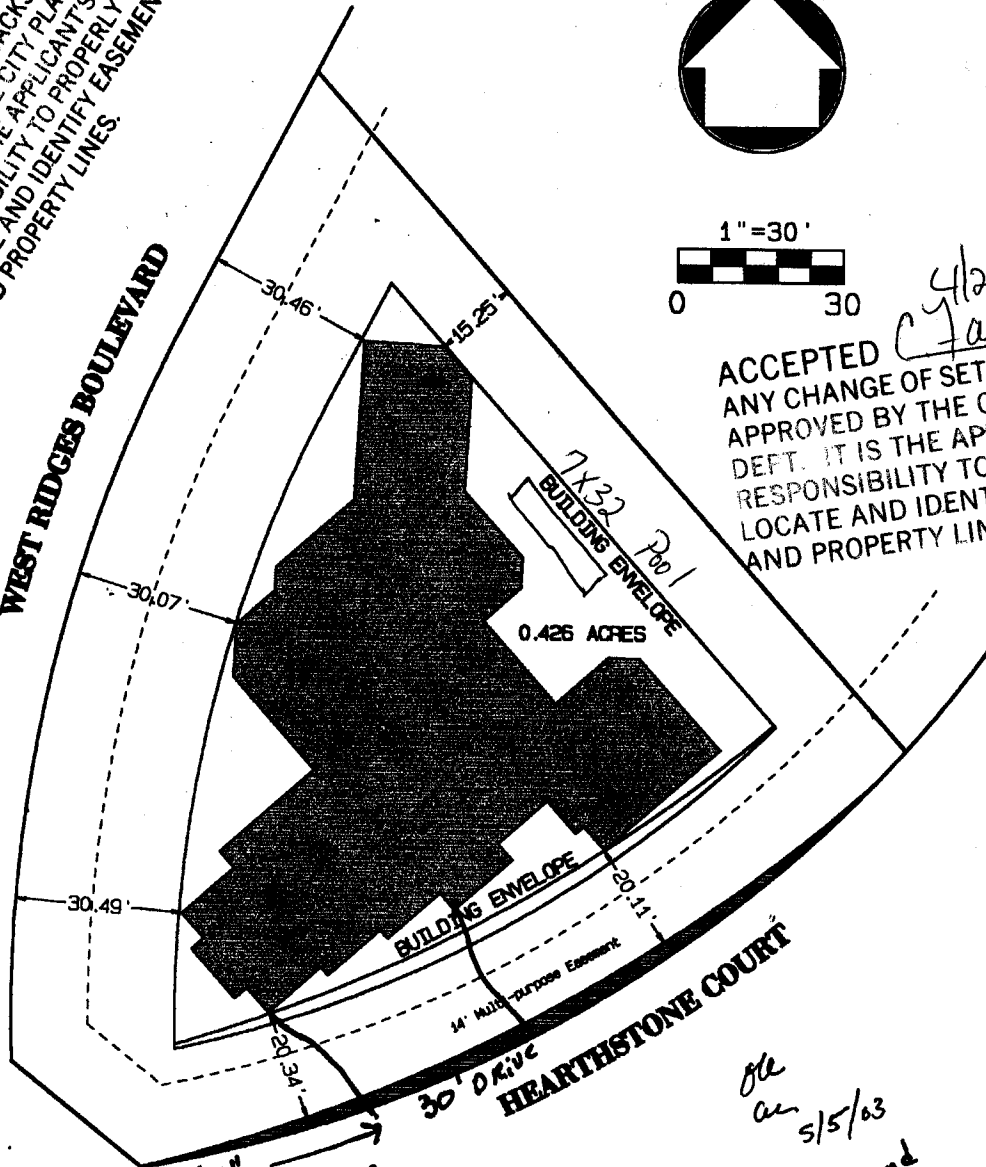
LOPEZ CONSTRUCTION

LOT 8 BLOCK 4 REDLANDS MESA FLING 2

5-8-03
 ACCEPTED *Shyleen 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.



WEST RIDGES BOULEVARD



4/21/04
 ACCEPTED *C. J. Hall*
 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.

56' 4" Butter Flow Line

35859 SQ. FT
 Including Drive, Patio, and
 Easement.
 Jle
 on 5/5/03

THOMPSON-LANGFORD CORP. 529 25 1/2 ROAD - B-210 Grand Junction CO 81505	SUPLIZIO RESIDENCE S:\Survey\0558 Lopez\0558-002.pro Drawn: bkb Checked: kst	Date: May 2, 2003 Job No. 0558-002
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