

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

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

34355-22477

BLDG ADDRESS 661 Larkspur Ln. SQ. FT. OF PROPOSED BLDGS/ADDITION ~~9980~~ 1128

TAX SCHEDULE NO. 2945-022-15-002 SQ. FT. OF EXISTING BLDGS 4980

SUBDIVISION Northfield West Manor TOTAL SQ. FT. OF EXISTING & PROPOSED 6108

FILING _____ BLK _____ LOT 2

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

(1) OWNER Jac & Dana Elliott

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

(1) ADDRESS 661 Larkspur Ln.

USE OF EXISTING BUILDINGS Residence

(1) TELEPHONE 256-7021

DESCRIPTION OF WORK & INTENDED USE 10'x13'6" and 8'x10' pool

(2) APPLICANT Watermark

TYPE OF HOME PROPOSED: inground

(2) ADDRESS 2491 Hwy 6 E 50

____ Site Built ____ Manufactured Home (UBC)

(2) TELEPHONE 241-4133

____ Manufactured Home (HUD)

Other (please specify) 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 RSF-2

Maximum coverage of lot by structures _____

SETBACKS: Front 26' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO

Side 3' from PL, Rear 5' from PL

Parking Req'mt 2

Maximum Height _____

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 [Signature]

Date 3-23-04

Department Approval C. Faye Hall

Date 3/24/04

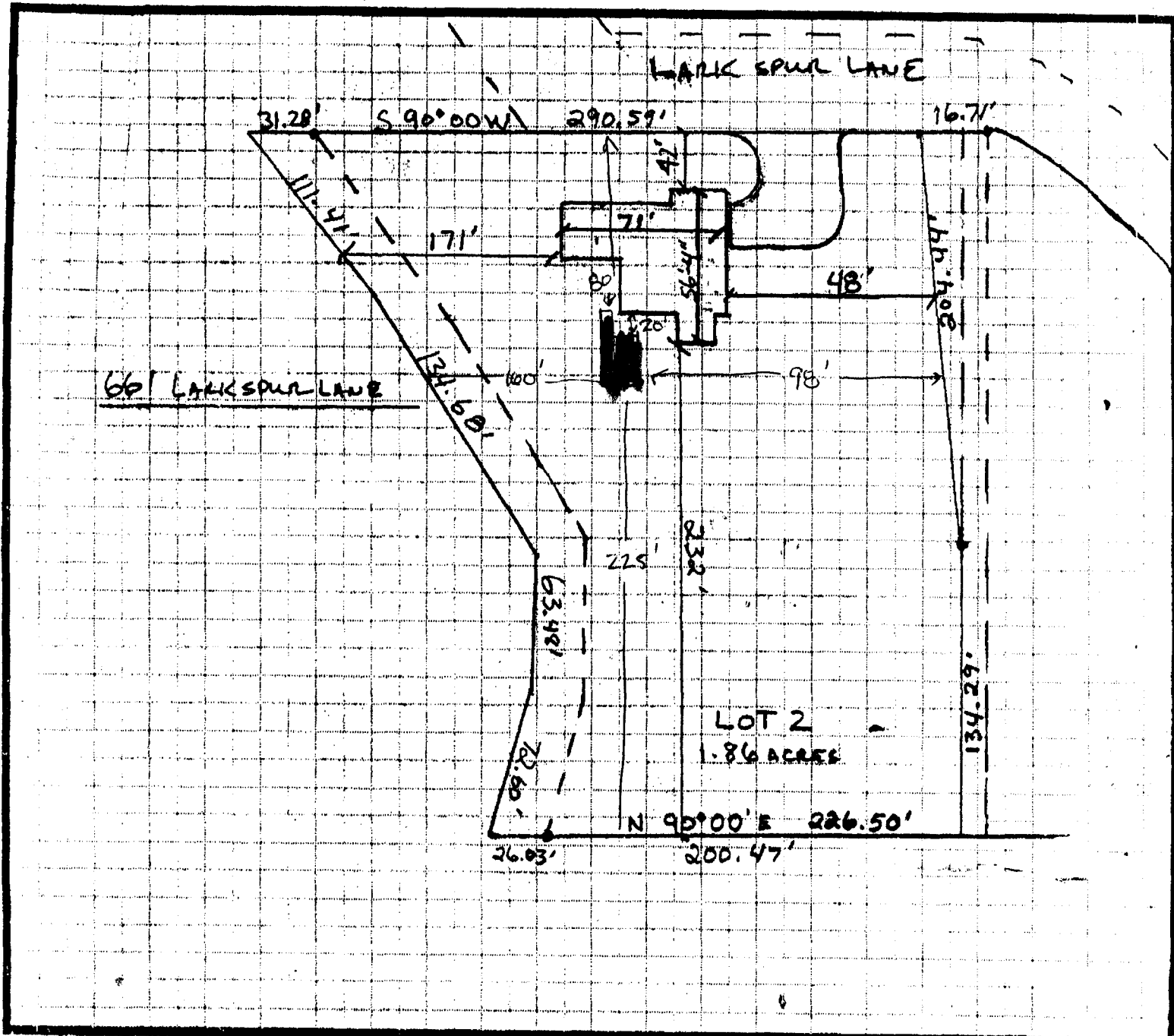
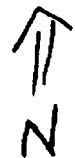
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>no charge</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/24/04</u>

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)

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.

3/24/04
C. J. Jare Hall



648
480