

104843-15036

FEE \$	10 ⁰⁰
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 308 E. Dakota
 Parcel No. 2945-302-08-009
 Subdivision Monument Valley
 Filing 5 Block 2 Lot 9

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel 1.339 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure Grand level

OWNER INFORMATION:

Name Randall Williams
 Address 308 E. Dakota
 City / State / Zip G.T. Colo. 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 + Spas
 Address 616 N. 1st
 City / State / Zip G.T. Colo. 81501
 Telephone 241-8412

*TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): N/A

NOTES: _____

PAID
JUN 14 2006

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 <u>PD</u>	Maximum coverage of lot by structures <u>—</u>
SETBACKS: Front <u>—</u> from property line (PL)	Permanent Foundation Required: YES <u>—</u> NO <input checked="" type="checkbox"/>
Side <u>—</u> from PL Rear <u>—</u> from PL	Parking Requirement <u>—</u>
Maximum Height of Structure(s) <u>grade</u>	Special Conditions <u>Inground pool - no setback req's</u>
Voting District <u>A</u> Driveway Location Approval <u>N/A</u> (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 6-14-06
 Department Approval [Signature] Date 6-14-06

Additional water and/or sewer tap fee(s) are required:	YES	NO	<input checked="" type="checkbox"/> W/O No. <u>Pool only</u>
Utility Accounting	<u>Marshall Coe</u>		Date <u>6/14/06</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)



ACCEPTED SIC 6/14/06
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.