

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____

Building Address 2486 Jakarlin Ct.
 Parcel No. 2701-334-23-003
 Subdivision Pheasant Meadows
 Filing _____ Block 1 Lot 3

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2500 Sq. Ft. Proposed 800 sq
 Sq. Ft. of Lot / Parcel 20x40 Pool
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure 0'

OWNER INFORMATION:

Name Kiririly Balestrieri
 Address 2486 Jakarlin Ct.
 City / State / Zip Grand Junction, CO 81505

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Swimming pool

APPLICANT INFORMATION:

Name AquaTime Pools and Spas
 Address 1320 North Ave.
 City / State / Zip Grand Junction, CO 81501
 Telephone 970-245-0981

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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>RMF-5</u>	Maximum coverage of lot by structures <u>600%</u>
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>3'</u> from PL Rear <u>5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	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 Scott Chan Date 6/12/06
 Department Approval L/Ishe Wagner Date 6/12/06

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>Kate Elshberg</u>	Date <u>6/12/06</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)


City of Grand Junction GIS Zoning Map ©


— Rural Roads Large Text
Streets

All Parcels


- Parcels
- Address Label

 Palisade Grand Jct Buffer Zone

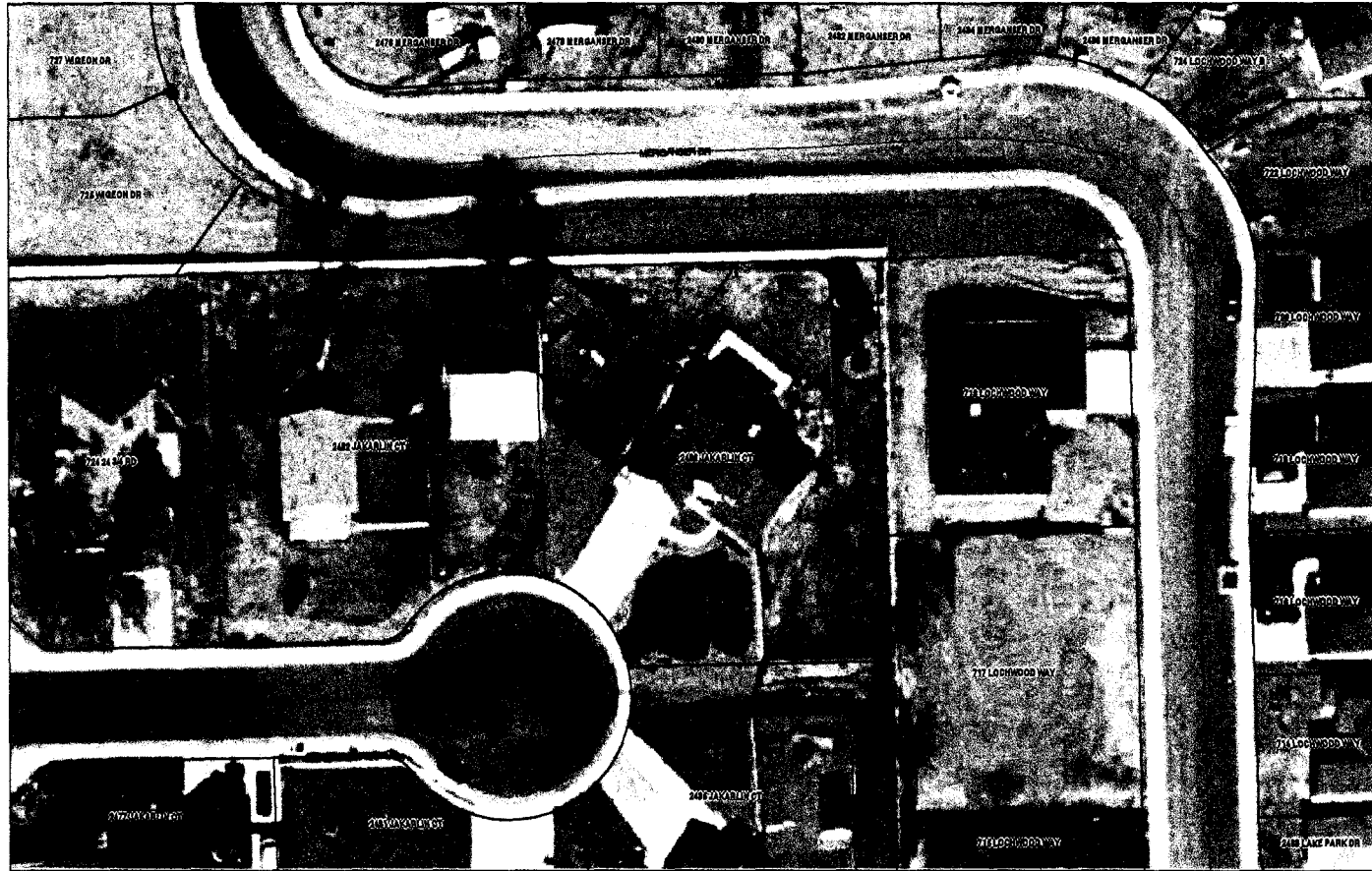
 Fruita / Grand Junction Buffer

 Urban Growth Boundary

Air Photos

-  2002 Photos

— Highways



ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANTS
 HAVE THE RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

W. Lisa Maerz
 6/12/06

SCALE 1 : 880

