

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

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

BLDG PERMIT NO. _____

Building Address 387 Lime Kiln Way
 Parcel No. 2947-351-29-004
 Subdivision Canyon View
 Filing 8 Block 3 Lot 4

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2523 Sq. Ft. Proposed 0
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4000⁺
 Height of Proposed Structure 0

OWNER INFORMATION:

Name William & Joan Karp
 Address 387 Lime Kiln Way
 City / State / Zip Grand Junction CO

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Pool 12x24

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hwy 6 & 50
 City / State / Zip GJ CO 81505
 Telephone 241-4133

***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 PD Maximum coverage of lot by structures 30%
 SETBACKS: Front 30' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 15' from PL Rear 25' from PL Parking Requirement _____
 Maximum Height of Structure(s) 32' 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 1-4-06

Department Approval [Signature] Date 1-16-06

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. _____

Utility Accounting [Signature] Date 1/16/06

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)

1-16-06

Dayleen Anderson

ACCEPTED
ANY OTHER
APPROPRIATE
DEPT. OF
RESPON. AND
LOCATE AND
AND PROPERTY LINES.

BACKS MUST BE
PLANNING
PLANTS
PROPERLY
EASEMENTS

