

Planning \$ <u>10.00</u>	Drainage \$ <u>1.9</u>
TCP \$ <u>NA.</u>	School Impact \$ <u>1.9</u>

BLDG PERMIT NO.
FILE #

PLANNING CLEARANCE SINGLE FAMILY

(site plan review, multi-family development, non-residential development)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

116962 - 602267

BUILDING ADDRESS 760 27 Road

SUBDIVISION Lavghorn Sub

FILING _____ BLK _____ LOT 2

OWNER Brian C Brewer

ADDRESS 760 27 Road

CITY/STATE/ZIP Grand Junction

APPLICANT Watermark Spas & Pools

ADDRESS 2491 Hwy 6 & 50

CITY/STATE/ZIP GJ CO 81505

TELEPHONE 241-4133

TAX SCHEDULE NO. 2701-362-44-002

SQ. FT. OF EXISTING BLDG(S) 4460

SQ. FT. OF PROPOSED BLDG(S)/ADDITONS POOL 544
16 x 34

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 1
 CONSTRUCTION

NO. OF BLDGS ON PARCEL: BEFORE 1 AFTER 1
 CONSTRUCTION

USE OF ALL EXISTING BLDG(S) SFR

DESCRIPTION OF WORK & INTENDED USE: _____
16x34 Inground pool
Pool only

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>R-4</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: _____ from Property Line (PL) or _____ from center of ROW, whichever is greater SIDE: _____ from PL REAR: _____ from PL	PARKING REQUIREMENT: _____
MAX. HEIGHT _____	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES _____	_____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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).

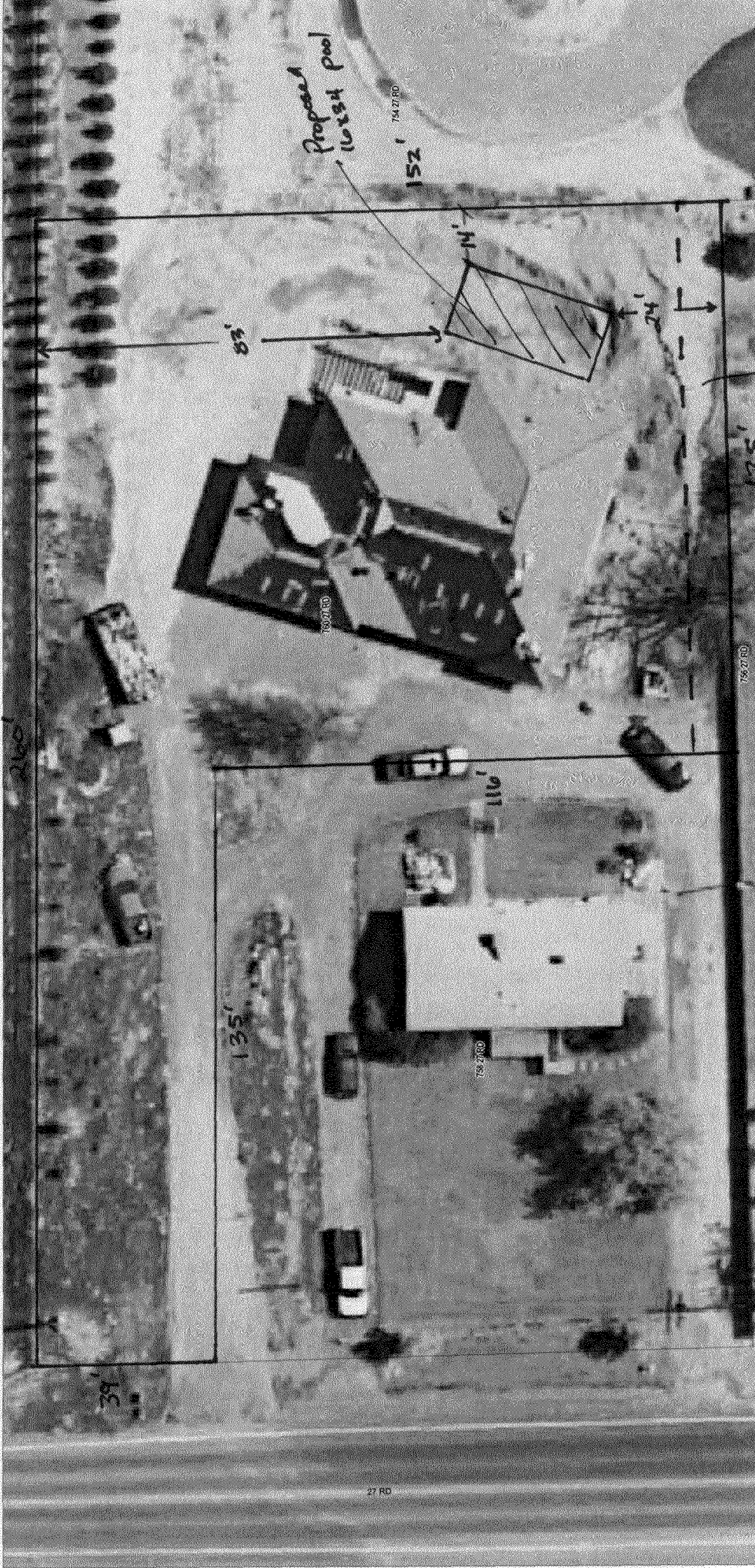
Applicant's Signature [Signature] Date 12/19/07

Department Approval Judith A. Rice Date 12/19/07

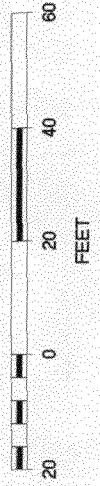
Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No <u>No Sewer/Storm Change</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/19/07</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



SCALE 1 : 397



ACCEPTED *Judith Rice* 12/19/07
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10' Utility Easement

