

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____ *pl*

110423-63423

Building Address 726 Estates Blvd

No. of Existing Bldgs 1 No. Proposed 0

Parcel No. 2701-344-25-004

Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1000

Subdivision Estates

Sq. Ft. of Lot / Parcel 1.74 Ac

Filing 1 Block 3 Lot 4

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Height of Proposed Structure 0

Name Preston & Tracey Helton

DESCRIPTION OF WORK & INTENDED USE:

Address 726 Estates Blvd

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 20x80 inground pool

City / State / Zip Grand Jct. CO 81505

APPLICANT INFORMATION:

***TYPE OF HOME PROPOSED:**

Name Watermark Spas & Pools

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

Address 2491 Hwy 6 E 50

City / State / Zip GJ CO 81505

NOTES: _____

Telephone 241-4133

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>R-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>15'/3'</u> from PL Rear <u>30'/5'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"A"</u>	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 9-10-07

Department Approval [Signature] Date 9-10-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O NO <u>pool</u>
Utility Accounting <u>[Signature]</u>	Date	<u>9-10-07</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)

PH

