

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

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

BLDG PERMIT NO. _____

No existing located

Building Address 621 MEANDER DR
Parcel No. 2945-034-03-008
Subdivision HILLTOP HEIGHTS
Filing _____ Block _____ Lot 8

No. of Existing Bldgs 3 No. Proposed 3
Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
Sq. Ft. of Lot / Parcel _____
Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
Height of Proposed Structure _____

OWNER INFORMATION:

Name MATT / LORI ENRIQUETA
Address 621 MEANDER DR
City / State / Zip GRAND JCT CO 81501

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Swimming Pool 16 x 40'

APPLICANT INFORMATION:

Name PERFORMANCE POOL
Address 200 W GRAND AVE STE 1
City / State / Zip GRAND JCT CO 81
Telephone 970 260 6367

***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 R-1 Maximum coverage of lot by structures _____
SETBACKS: Front 20'/25' from property line (PL) Permanent Foundation Required: YES _____ NO _____
Side 15'/3' from PL Rear 30'/10' from PL Parking Requirement _____
Maximum Height of Structure(s) 35' 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 MAY 30 2007
Department Approval Dayleen Henderson Date 5-30-07

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No change / swr / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/30/07</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)

City of Grand Junction GIS Zoning Map ©



5-30-07 / *Gaylene Anderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 AND PROPERTY LINES.

16x40 pool - fiberglass