

FEE \$ 10.00
 TCP \$ ~~75.00~~
 SIF \$ ~~460.00~~

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

BLDG PERMIT NO. _____

FPP-1999-142
 FP-1999-206

76248-39249

Building Address 315 Shadow Lake Ct
 Parcel No. 2945-203-01-014
 Subdivision Redlands Mesa
 Filing 1 Block 1 Lot 14

No. of Existing Bldgs 1 No. Proposed 0
 Sq. Ft. of Existing Bldgs 4302 Sq. Ft. Proposed 180
 Sq. Ft. of Lot / Parcel .39 ac
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 7000 #
 Height of Proposed Structure 0

OWNER INFORMATION:

Name H Lec Ambrose
 Address 315 Shadow Lake Ct.
 City / State / Zip Grand Junction CO 81503

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 10 ft² Inground pool
NO SWR - WTR

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2491 Hwy 6 E 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 <u>PD</u>		Maximum coverage of lot by structures <u>35%</u>	
SETBACKS: Front <u>20'</u> from property line (PL)		Permanent Foundation Required: YES _____ NO _____	
Side <u>7'</u> from PL Rear _____ from PL		Parking Requirement _____	
Maximum Height of Structure(s) <u>32'</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 [Signature] Date _____
 Department Approval Judith A. Fisher / J. Fisher Date 7/24/2007

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO WTR / SWR Change</u>
Utility Accounting <input checked="" type="checkbox"/>	Date <u>7/24/07</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)



Scale 0 | 157'

315 SHAWLOW LAKE CT

ACCEPTED Judith A. Pece per K. Fisher
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

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