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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

16605-10634

BLDG PERMIT NO. _____

Building Address 2683 BAHAMAS WAY

No. of Existing Bldgs _____ No. Proposed _____

Parcel No. 2701-264-05-025

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

Subdivision _____

Sq. Ft. of Lot / Parcel _____

Filing _____ Block _____ Lot _____

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

Height of Proposed Structure _____

OWNER INFORMATION:

Name RICK / CYRIL CASTONGUAY

Address 2683 BAHAMAS WAY

City / State / Zip JT CO 81505

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): INSIDE POOL 24x12

APPLICANT INFORMATION:

Name PERFORMANCE POOLS + SPAS

Address 200 W GRAND AVE

City / State / Zip JT CO 81501

Telephone 970-257-7478

*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-4

Maximum coverage of lot by structures 50%

SETBACKS: Front 20'/25' from property line (PL)

Permanent Foundation Required: YES NO _____

Side 7'/3' from PL Rear 25'/5' 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 2-20-08

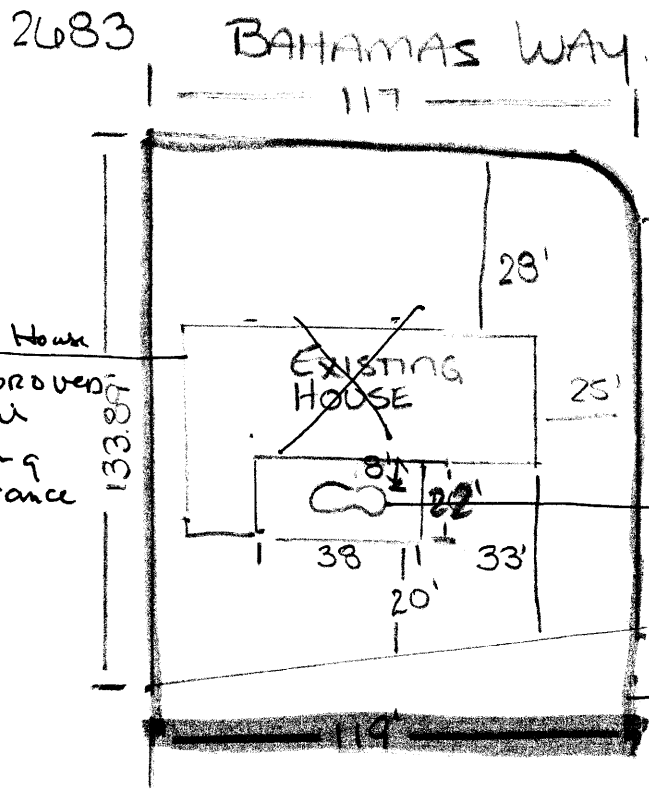
Department Approval [Signature]

Date 2-27-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>No chg in use</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/27/08</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)

EXISTING House
Not approved
via the
planning
clearance



proposes construction
(pool)

Property line

ACCEPTED ^{bid.} 2-27-08
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.

PROPOSED POOL
11'9" x 23'9"

CONCRETE PROPOSED
22' x 38'

1" = 45'

KEVIN SMITH, CONTRACTOR
PERFORMANCE POOLS & SPAS