

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

42750-0

Building Address 2061 SPUR CROSS RD No. of Existing Bldgs _____ No. Proposed _____
 Parcel No. 2947-151-43-007 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Subdivision Independence Ranch Sq. Ft. of Lot / Parcel _____
 Filing 6 Block _____ Lot _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name JODI-NATHAN NOSA
 Address 2061 SPUR CROSS RD
 City / State / Zip 95 CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name PERFORMANCE POOLS+SPAS
 Address 2375 US 6+50 UNITE
 City / State / Zip 95 CO 81501
 Telephone 970-257-7478

***TYPE OF HOME PROPOSED:**

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

PAID
 MAY 01 2009
 RB

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 PLANNING STAFF

ZONE <u>PD</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>25'</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>10 2/3'</u> from PL Rear <u>25 2/3'</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>32'</u>	Parking Requirement _____
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	Special Conditions _____

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 5-1-09
 Planning Approval [Signature] Date 5/1/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no water/sewer</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/1/09</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)