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

BLDG PERMIT NO.

1006649-0

Building Address 488 23 Road
 Parcel No. 2945-172-22-001
 Subdivision Lampite
 Filing _____ Block _____ Lot 1

No. of Existing Bldgs 2 No. Proposed 0
 Sq. Ft. of Existing Bldgs 2300 Sq. Ft. Proposed 648
 Sq. Ft. of Lot / Parcel 52751.16
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6000
 Height of Proposed Structure d

OWNER INFORMATION:

Name Hank Drake
 Address 488 23 Road
 City / State / Zip Grand Jct. CO 81507

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): 18 x 36 pool

APPLICANT INFORMATION:

Name Watermark Spas & Pools
 Address 2494 West Mesa Ct.
 City / State / Zip GJ CO 81505
 Telephone 260 1796

***TYPE OF HOME PROPOSED:**

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

PAID

NOTES: _____
AUG 18 2010
RB

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</u> from property line (PL)	Permanent Foundation Required: YES _____ NO <u>/</u>
Side <u>15</u> from PL Rear <u>30</u> from PL	Parking Requirement _____
Maximum Height of Structure(s) _____	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).

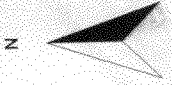
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 8-18-10
 Department Approval [Signature] Date 8/18/10

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>/</u>	W/O No. <u>no sewer / water</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/18/10</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)

265'



ACCEPTED *John A. ...* 8/18/10
 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.

