FEE\$	1000
TCP \$	18100
SIF\$	29200



BLDG PERMIT NO.

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

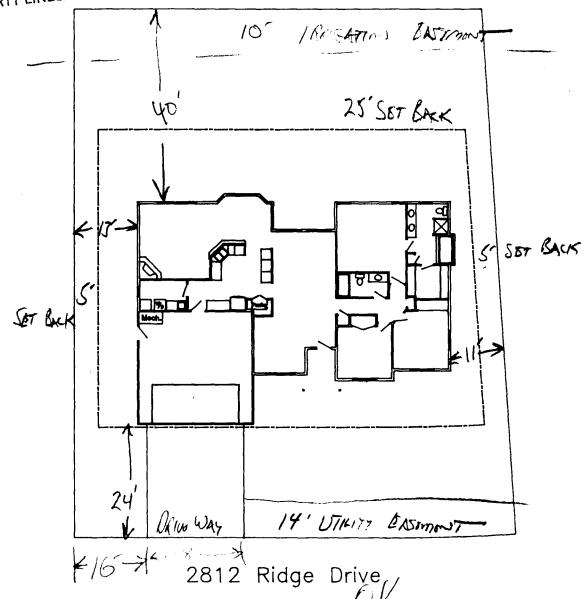
Community Development Department

BLDG ADDRESS 2812 KIDGE URINS	TAX SCHEDULE NO. 2943-062-28-007
SUBDIVISION GRASO VION	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1900
FILING 3 BLK 4 LOT 15	SQ. FT. OF EXISTING BLDG(S)
OWNER SKERTON CONT. /NC.	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION
(1) ADDRESS 706 /VY /2	NO. OF BLDGS ON PARCEL
(1) TELEPHONE 285-9008	BEFORE: THIS CONSTRUCTION
(2) APPLICANT STEKTON CONT. INC	USE OF EXISTING BLDGS
(2) ADDRESS 706 107 PC	DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 245-9008	NEW HOME
REQUIRED: One plot plan, on 8 $\frac{1}{2}$ " 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 C	OMMUNITY DEVELOPMENT DEPARTMENT STAFF 🖘 🥿
ZONE RSF-5	Maximum coverage of lot by structures 35%
SETBACKS: Front from property line (PL)	-
or 45 from center of ROW, whichever is greater	
Side 5 from PL Rear 25 from F	Special ConditionsPL
Maximum Height32'	- // 22
	CENSUS 10 TRAFFIC 22 ANNX#
Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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	Date 9/17/98
Department Approval Konnie W	wards Date 9-17-98
Additional water and/or sewer tap fee(s) are required: YES X NO W/O No.	
allity Accounting allanding	Date 9-17-98
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)	
(White: Planning) (Yellow: Customer) (Pin	nk: Building Department) (Goldenrod: Utility Accounting)

9/17/98 ACCEPTED COME

ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY FACEMENTS LOCATE AND IDENTIFY EASEMENTS

AND PROPERTY LINES.



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