

FEE \$	10.00
TCP \$	0
SIF \$	292.00



BLDG PERMIT NO. 72273

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2808 Grand View Circle TAX SCHEDULE NO. 2943-063-22-016
SUBDIVISION Grand View Sub. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1740
FILING BLK F-2, B-3 LOT 16 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER SKOLTON CONSTRUCTION INC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 706 107 Pl.
(1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT SKOLTON CONSTRUCTION INC USE OF EXISTING BLDGS N/A
(2) ADDRESS SAMC DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE SAMC NEW HOME

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 RSF-5 Maximum coverage of lot by structures _____
SETBACKS: Front 23' from property line (PL) Parking Req'mt _____
or 45' from center of ROW, whichever is greater Special Conditions _____
Side 5' from PL Rear 25' from PL
Maximum Height 32' CENSUS 10 TRAFFIC 22 ANN# _____

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 10/11/99
Department Approval [Signature] Date 10/11/99

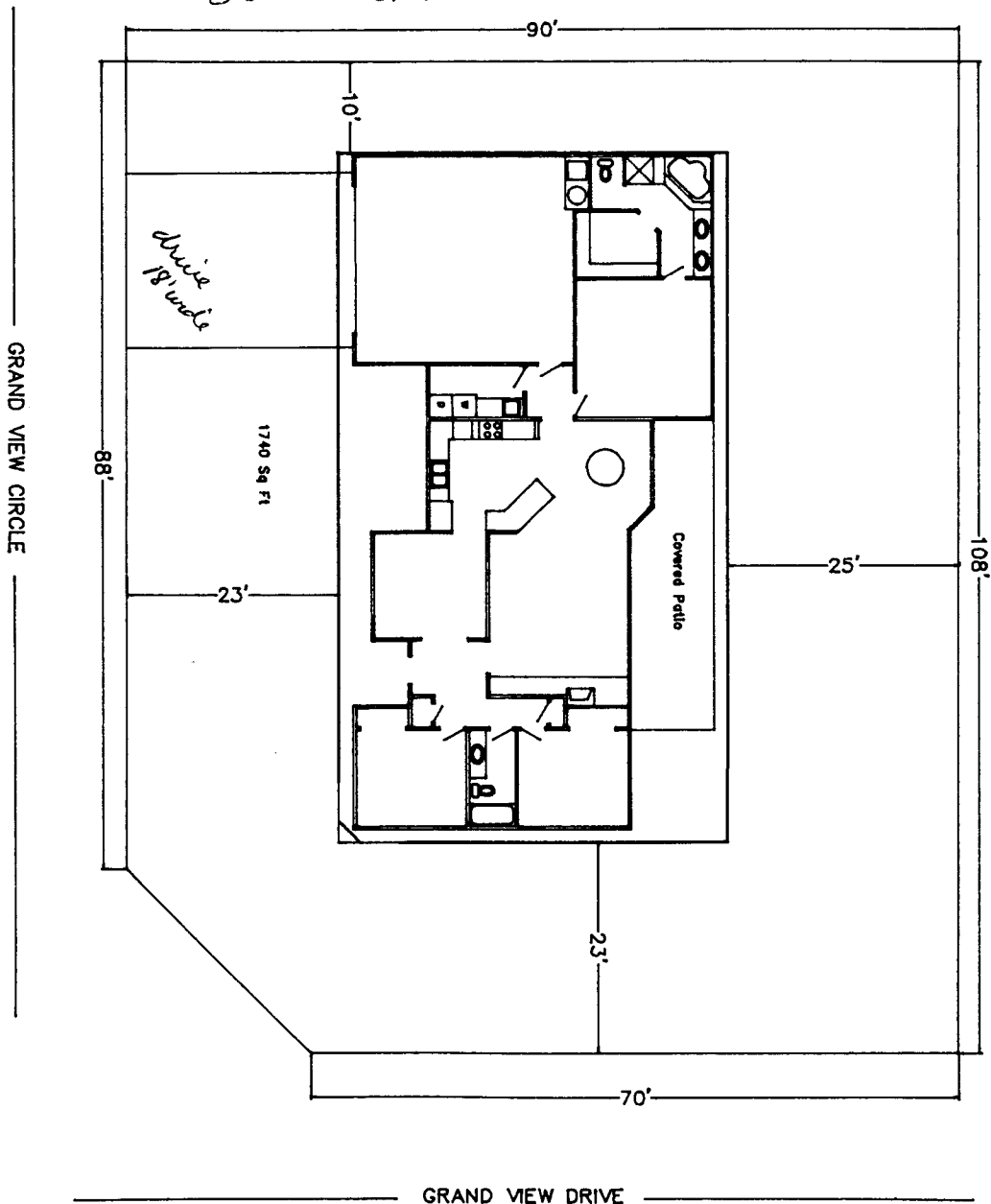
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 12617
Utility Accounting [Signature] Date 10-11-99

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Ronnie Edwards 10/11/99

2808 Grand View Circle



10/4/99
DRIVE O.K.
Vim w/m