

FEE \$	10.00
TCP \$	198.00
SIF \$	292.00

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

BLDG PERMIT NO. 76544



Your Bridge to a Better Community

BLDG ADDRESS 711 ERIER CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1562
 TAX SCHEDULE NO. 2701-374-32-006 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION FOUNTAIN GREEN TOTAL SQ. FT. OF EXISTING & PROPOSED 1562
 FILING 1 BLK 2 LOT 6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SKEZTON CONDO. INC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 706 IVY PL. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE Now Home
 (2) APPLICANT SKEZTON CONDO. INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS 706 IVY PL. Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-9008 Manufactured Home (HUD)
 Other (please specify) _____

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 P2-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 9 TRAFFIC 4 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).

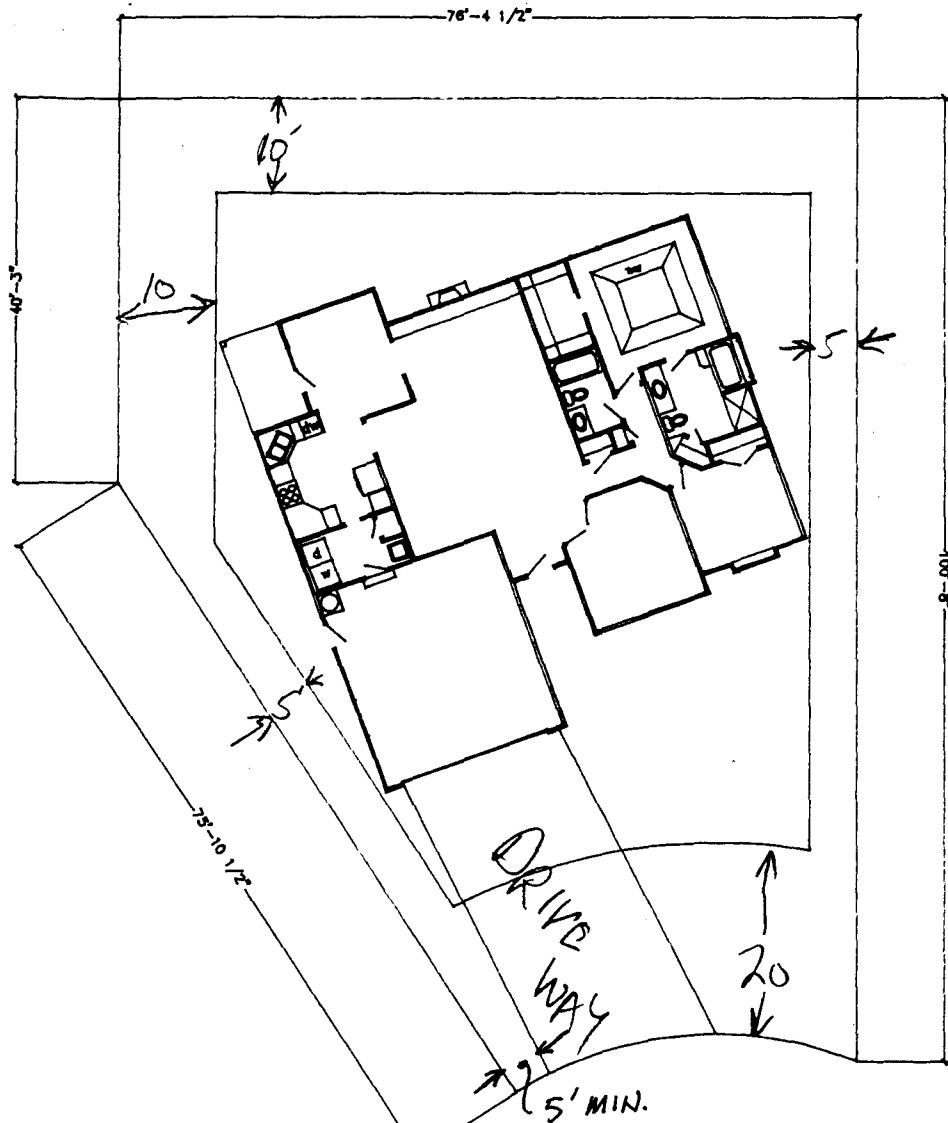
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 8/28/00
 Department Approval C. Faye Nelson Date 8/29/00

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>13353</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>8-29-00</u>	

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)



DRIVE OK AS DIMENSIONED

SH 8/28/00

EDIER CT.

Silva/00
C. Lopez Wilson

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