

FEE \$	10
TCP \$	500
SIF \$	292

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

BLDG PERMIT NO. 75984



*et*

Your Bridge to a Better Community

BLDG ADDRESS 2813 Grand View Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1850  
 TAX SCHEDULE NO. 2943-062-34-008 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Grand View Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1850  
 FILING 4 BLK 2 LOT 9 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER SKELTON CONSTRUCTION INC.  
 (1) ADDRESS 706 1st Pl. USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE New Home  
 (2) APPLICANT SKELTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 706 1st 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 RMF-5 Maximum coverage of lot by structures \_\_\_\_\_  
 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 25' from PL Parking Req'mt 2  
 Maximum Height 35' Special Conditions 10' irrigation easement rear & side yard  
 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 7/17/00  
 Department Approval Ronnie Edwards Date 7/24/00

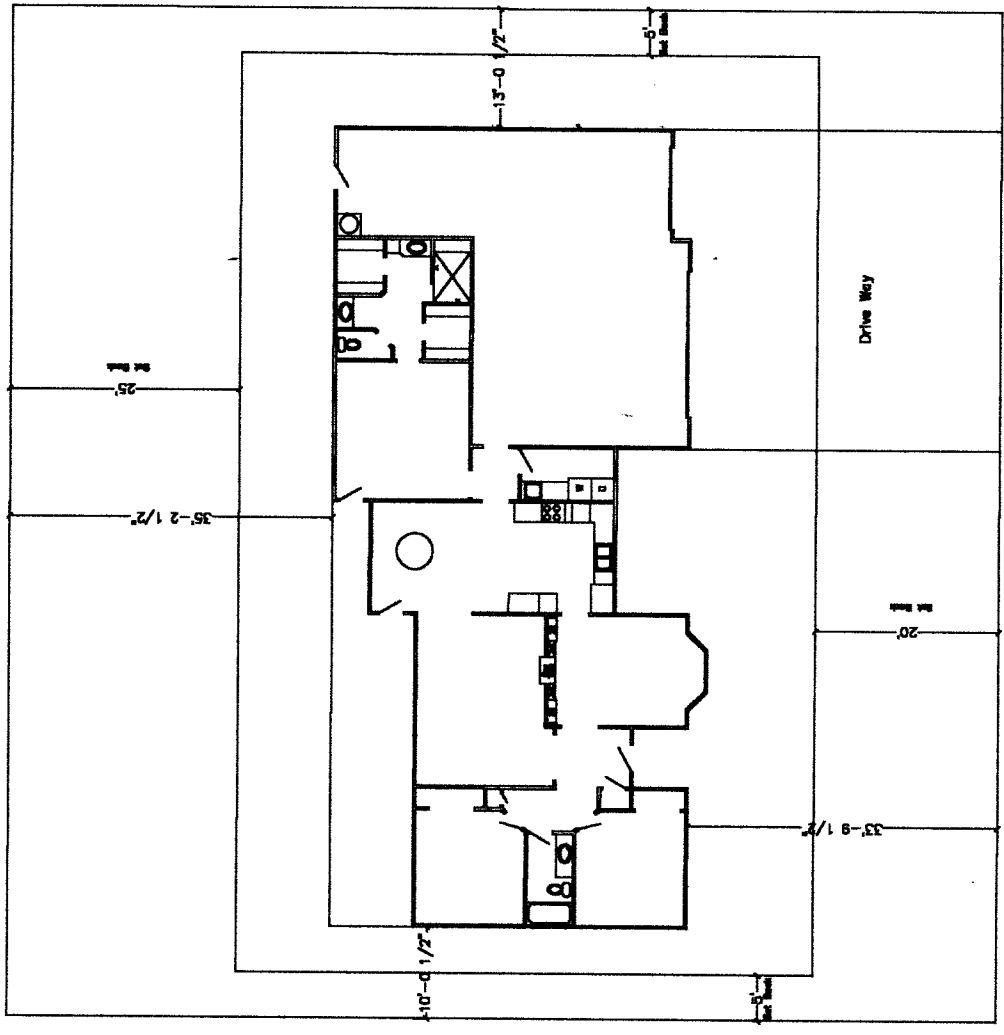
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	Date		

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)

09/18/20  
Drive  
ACCEPTED OF SETBACKS MINIMUM  
ANY CHANGE BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

DRIVE OK  
SK  
7/17/00



2813 Grand View Drive