

FEE \$	10.00
TCP \$	158.50
SIF \$	292.00

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

BLDG PERMIT NO. 78006



Your Bridge to a Better Community

BLDG ADDRESS 2493 B LAKE PARK CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2701-334-31-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1400

FILING 1 BLK 1 LOT 11 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER SKOLTON CONSTRUCTION INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 4247 USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT SKOLTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 4247

(2) TELEPHONE 245-9008

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

4590

ZONE PR-8 Maximum coverage of lot by structures 45% bldg envelope

SETBACKS: Front E+W sides 15' 20 @ garages from property line (PL)
 or _____ from center of ROW, whichever is greater

Side South side 10' from PL, Rear South side 10' from PL

Maximum Height 32'

Permanent Foundation Required: YES NO

Parking Req'mt 2

Special Conditions _____

CENSUS 9 TRAFFIC 4 ANNEX# _____

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).

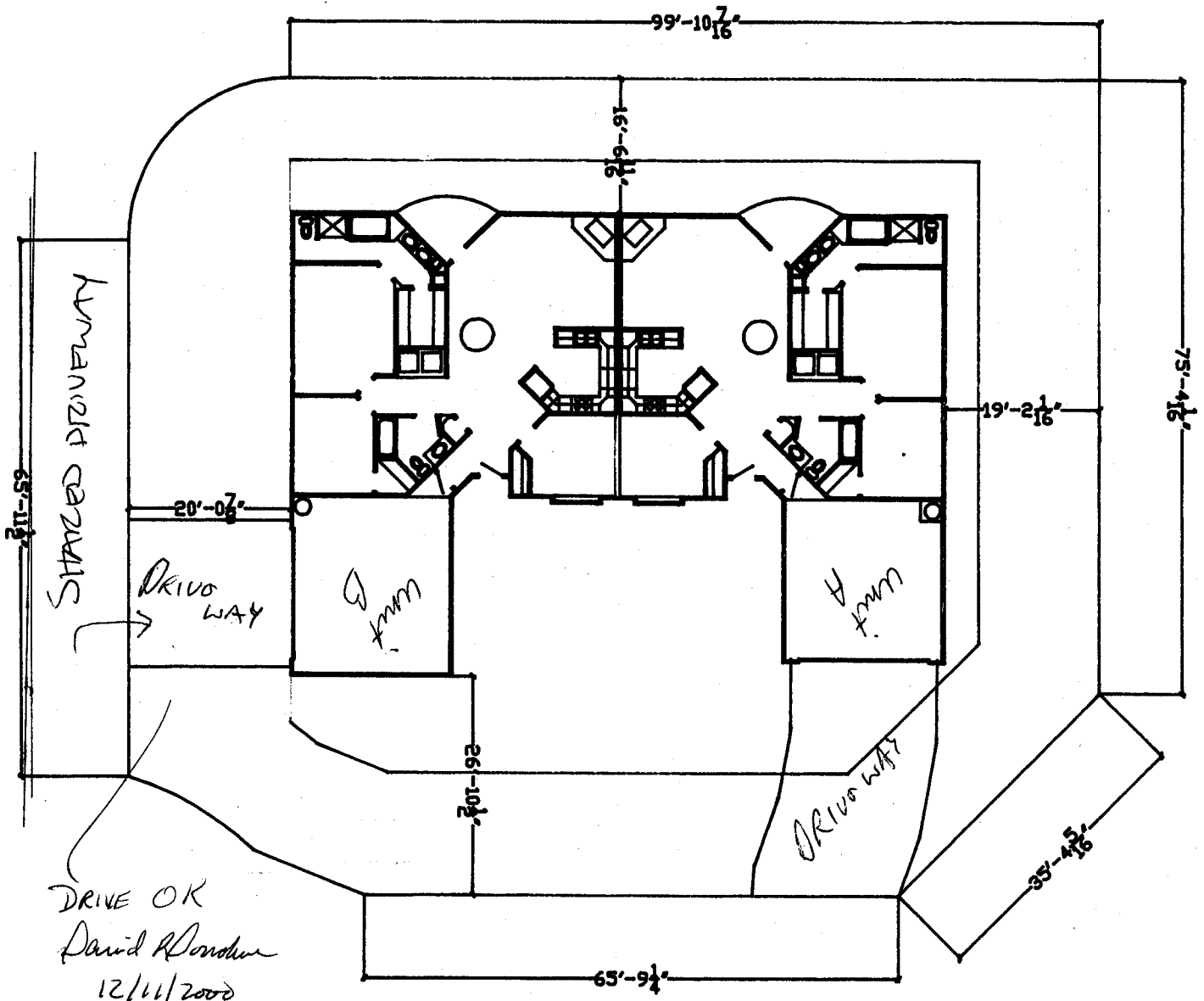
Applicant Signature _____ Date 12/11/00

Department Approval Faye Wilson Date 12/13/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13593</u>
Utility Accounting	_____		Date <u>12/13/00</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
 David R. Jordan
 12/11/2000

← LAKE PARK CT →

12/13/00
 ACCEPTED *C. Faye Nelson*
 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.

