

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

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

BLDG PERMIT NO. 77261



Your Bridge to a Better Community

BLDG ADDRESS 2496^A LAKE PARK G SQ. FT. OF PROPOSED BLDGS/ADDITION 1400 A
 TAX SCHEDULE NO. 2701-334-31-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FOUNTAIN CROWN TOTAL SQ. FT. OF EXISTING & PROPOSED 2550 K
 FILING 1 BLK 1 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction
 (1) OWNER SKERTON CONSTRUCTION INC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 4247 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT SKERTON CONSTRUCTION INC TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 4247 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 PR-8 Maximum coverage of lot by structures 45%
 SETBACKS: Front 20' @ garages 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).

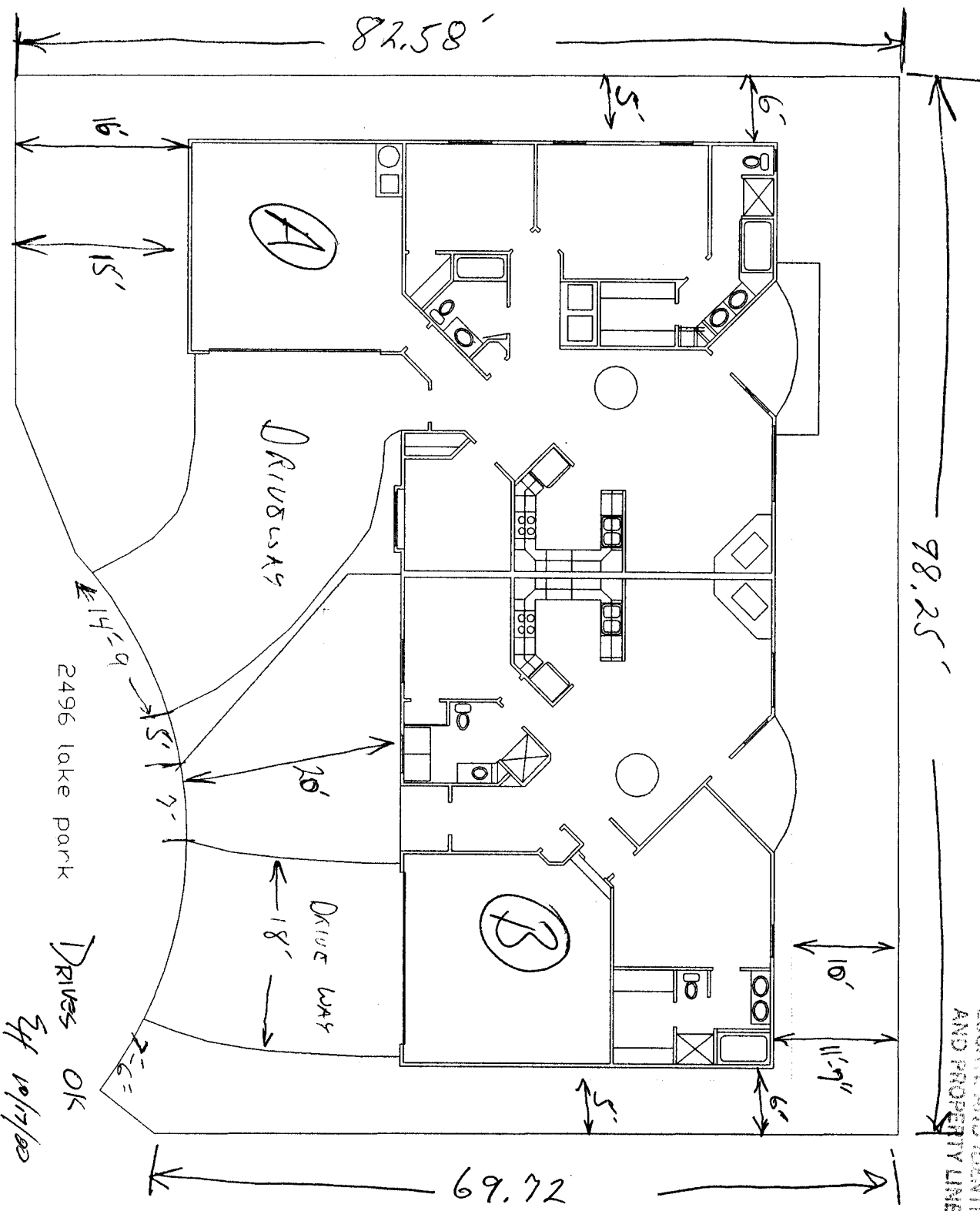
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 10/16/00
 Department Approval Connie Edwards Date 10-19-00

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="radio"/> YES	<input type="radio"/> NO	W/O No <u>13486</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>10-19-00</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)



2496 lake park
 Drives OK
 3/4 10/17/00

ACCEPTED: *Donna* 10/19/00
 ANY CHANGE OR MODIFICATION MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.