

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



BLDG PERMIT NO. 78007

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2493 A LAKE PARK CR. TAX SCHEDULE NO. 2701-334-31-011

SUBDIVISION FOUNTAIN GREENS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400

FILING BLK 1 LOT 11 SQ. FT. OF EXISTING BLDG(S) 0

(1) OWNER SKELTON CONSTRUCTION INC. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS PO Box 4247

(1) TELEPHONE 245-9008 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT SKELTON CONSTRUCTION INC. USE OF EXISTING BLDGS 0

(2) ADDRESS PO Box 4247 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 245-9008 Now 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 PR-8 Maximum coverage of lot by structures 45% bldg envelopes

SETBACKS: Front E. side - 15' from property line (PL) Parking Req'mt 2 per unit
 or W. side - 15' from center of ROW, whichever is greater
 Side S-side 10' from PL Rear S-side - 10' from PL
 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 12/11/00

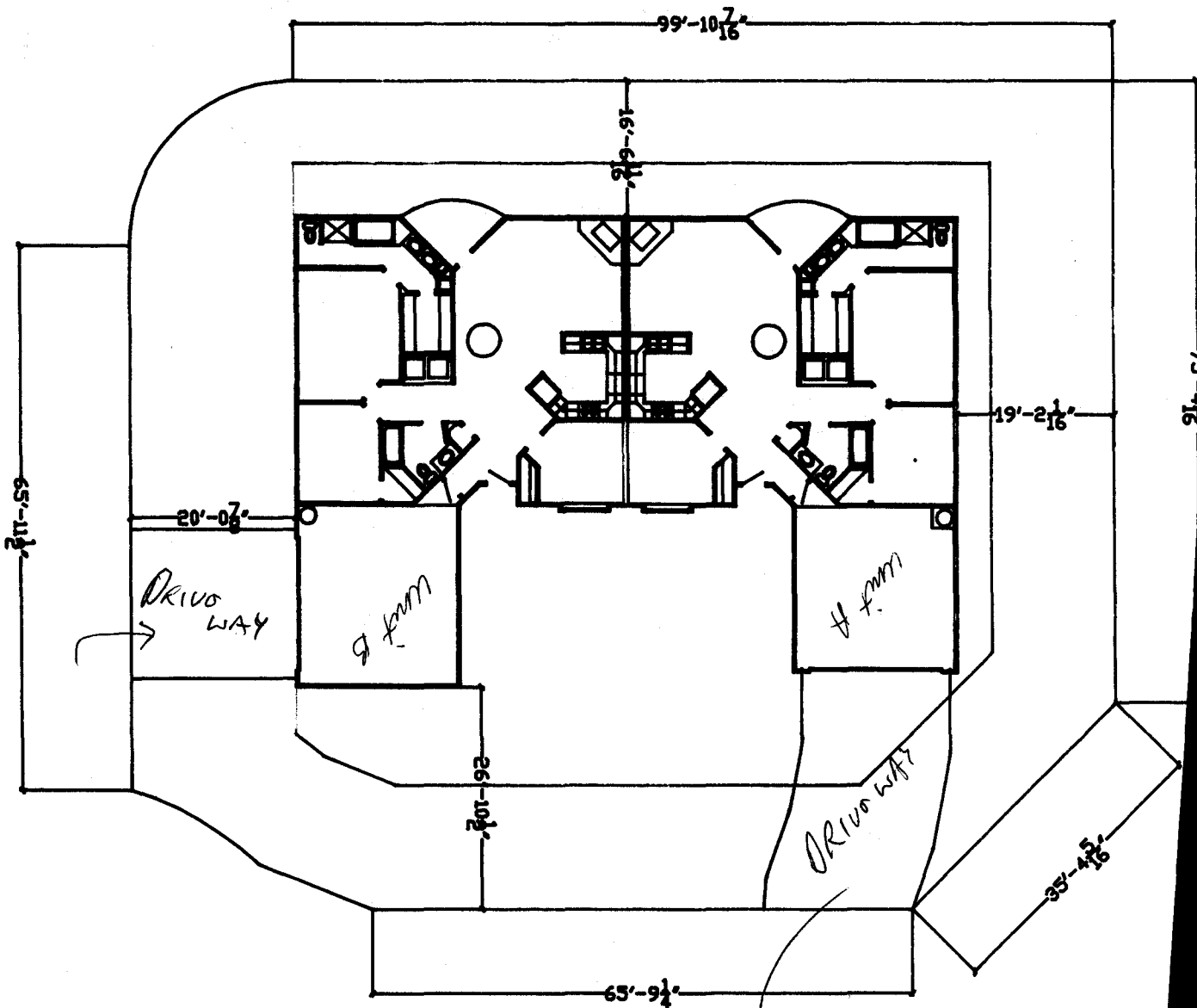
Department Approval [Signature] Date 12/13/00

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 13593

Utility Accounting [Signature] Date 12/13/00

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)



← LAKES PARK CT →

12/13/00
 ACCEPTED *C. Jay Olson*
 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.

DRIVE OK *David R. Sawd*
 12/11/2000

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