

FEE \$	10.00
TCP \$	—
SIF \$	292.00

## PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO. 77397



Your Bridge to a Better Community

BLDG ADDRESS 2212 Victoria Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2555

TAX SCHEDULE NO. 2945-183-07-011 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION THE RENAISSANCE IN THE REDWOODS TOTAL SQ. FT. OF EXISTING & PROPOSED 2555

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

(1) OWNER Eric + Karen Skoog NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS 1130 Hill Ave Grand Junction 81501 USE OF EXISTING BUILDINGS \_\_\_\_\_

(1) TELEPHONE (970) 242 2986 DESCRIPTION OF WORK & INTENDED USE Construction of Single Family Res.

(2) APPLICANT Eric Skoog TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1130 Hill Ave Corona Junction  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE (970) 242-2986

**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 RSF-4 Maximum coverage of lot by structures 5090

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_

Maximum Height 35' Special Conditions \_\_\_\_\_

CENSUS 03 TRAFFIC 1401 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 Eric Skoog Date Oct. 25, 2000

Department Approval [Signature] Date 10/25/00

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>13500</u>
Utility Accounting <u>[Signature]</u>		Date <u>10/25/00</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)

85'0"

49.54'

ACCEPTED *Alisa Prager 10/25*  
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.

7'0"

7'0"

E

DRIVEWAY

20'6"

14'0" MULTIPURPOSE EASEMENT

10'0"

WATER METER

85'0"

*Drive OK  
Rick Dennis  
10-25-00*