

FEE \$	10
TCP \$	198-
SIF \$	292-

@ 500.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 79621



Your Bridge to a Better Community

BLDG ADDRESS 709 RIDER CT G.J CO SQ. FT. OF PROPOSED BLDGS/ADDITION 1600

TAX SCHEDULE NO. 2701-334-32-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1600

FILING 1 BLK 2 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 2540 SHELTON CT A USE OF EXISTING BUILDINGS RESIDENTIAL

(1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE _____

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

(2) ADDRESS PO Box 4247

(2) TELEPHONE 245-9000 / 250-7055

PAYD
MAY 01 2001

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 PD Maximum coverage of lot by structures 45%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES 2 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 VE-2000-237

CENSUS 4 TRAFFIC 9 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 [Signature] Date 4-24-01

Department Approval [Signature] Date 5/1/01

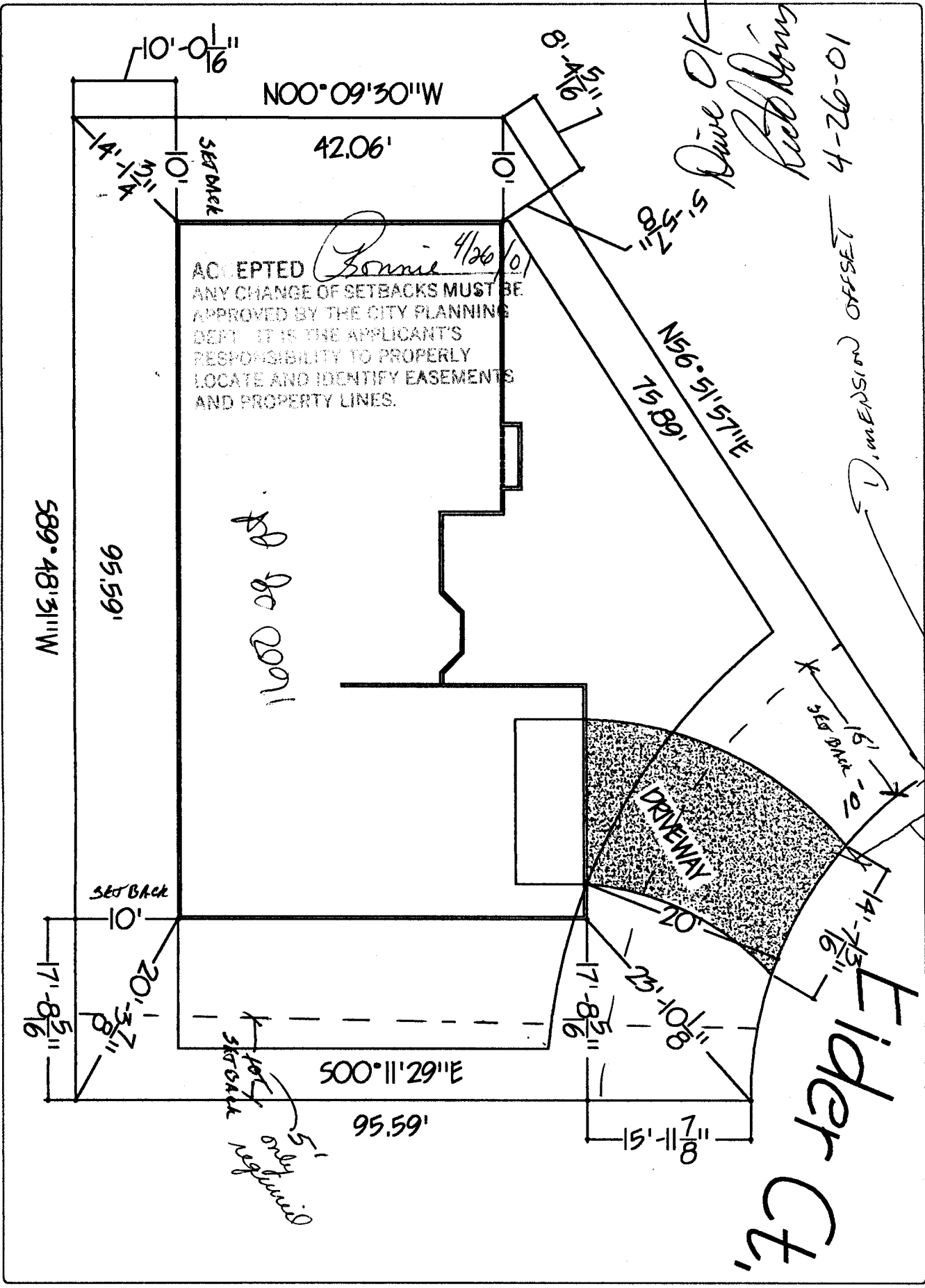
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>13943</u>
Utility Accounting	<u>[Signature]</u>		Date <u>5/1/01</u>

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)

709 Elder Ct

LOT 5 BULK 2 FIC 1



104-1
RECORDING
DATE
FILE NO.
INDEX

Bostwick
 709 Elder Ct.
 Plat 1, Block 2, Lot 5

SKELTON CONSTRUCTION
 PRIME HOME BUILDER
 245-9008
 N.C.
 106

P.O. Box 4241
 Grand Junction CO 81502
 125 N. 8th St. #7

