

FEE \$	10.00
TCP \$	198.00
SIF \$	292.00

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

BLDG PERMIT NO. 80107



Your Bridge to a Better Community

BLDG ADDRESS 2497 Interlockton SQ. FT. OF PROPOSED BLDGS/ADDITION 1240
 TAX SCHEDULE NO. 2701-374-31-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Green TOTAL SQ. FT. OF EXISTING & PROPOSED 1240
 FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SKOTTON CONSTRUCTION NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS PO Box 4247 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE New Home
 (2) APPLICANT SKOTTON CONSTRUCTION TYPE OF HOME PROPOSED:
 (2) ADDRESS PO 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 PD Maximum coverage of lot by structures 4590
 SETBACKS: Front 20 garage 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# _____

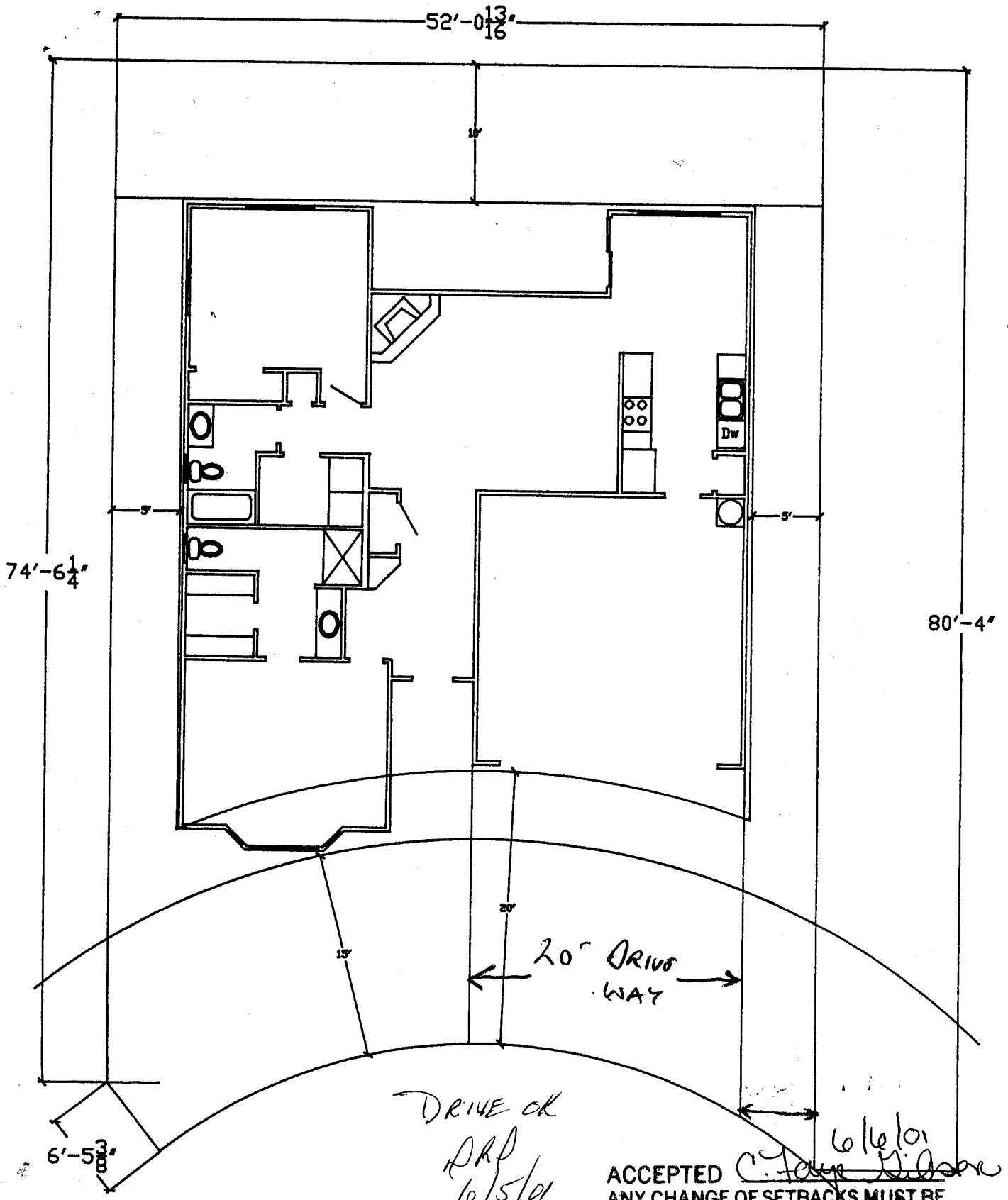
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6/4/07
 Department Approval C. Jay Nelson Date 6/6/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14013</u>
Utility Accounting	<u>Kate Heit</u>	Date	<u>6/6/07</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



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.

2497 Interlochen ct.