

2

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>158⁵⁰</u>
SIF \$ <u>292⁰⁰</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 78474



Your Bridge to a Better Community

BLDG ADDRESS 2498^A WINTERLOCHON SQ. FT. OF PROPOSED BLDGS/ADDITION 1400

TAX SCHEDULE NO. 2701-334-31-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GREEN TOTAL SQ. FT. OF EXISTING & PROPOSED 2550

FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 2 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER SKELTON CONSTRUCTION USE OF EXISTING BUILDINGS N/A

(1) ADDRESS PO Box 4247 DESCRIPTION OF WORK & INTENDED USE New Home

(1) TELEPHONE 245-9008 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) APPLICANT SKELTON CONSTRUCTION INC.

(2) ADDRESS PO Box 4247

(2) TELEPHONE 245-9008

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 8 Maximum coverage of lot by structures 45%

Garage - 20'

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES NO

or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25rd - 20' F.G.P.L. - 15' from PL Parking Req'mt _____

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).

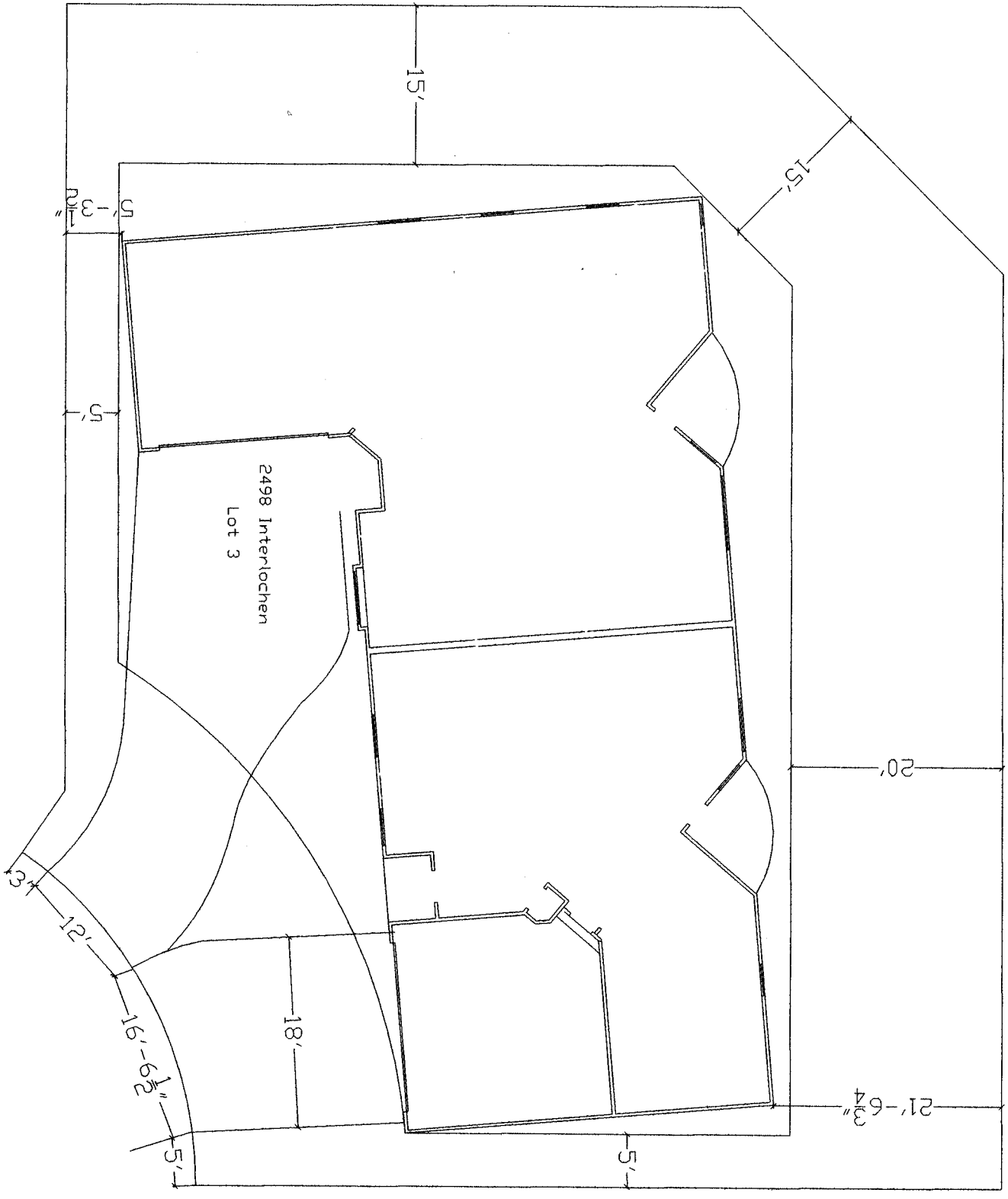
Applicant Signature [Signature] Date 1/25/08

Department Approval [Signature] Date 1/30/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O Np. <u>3683</u>
Utility Accounting	<u>[Signature]</u>		Date <u>1/31/08</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)



DRIVE OK
AKP
 1/29/01

ACCEPTED SLC 1/30/01
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

↑ 2496 A+B

2498 A+B Unterlocherstr

Prop. line
5' to next drive

5' to next drive

15' m

16

13' 12'

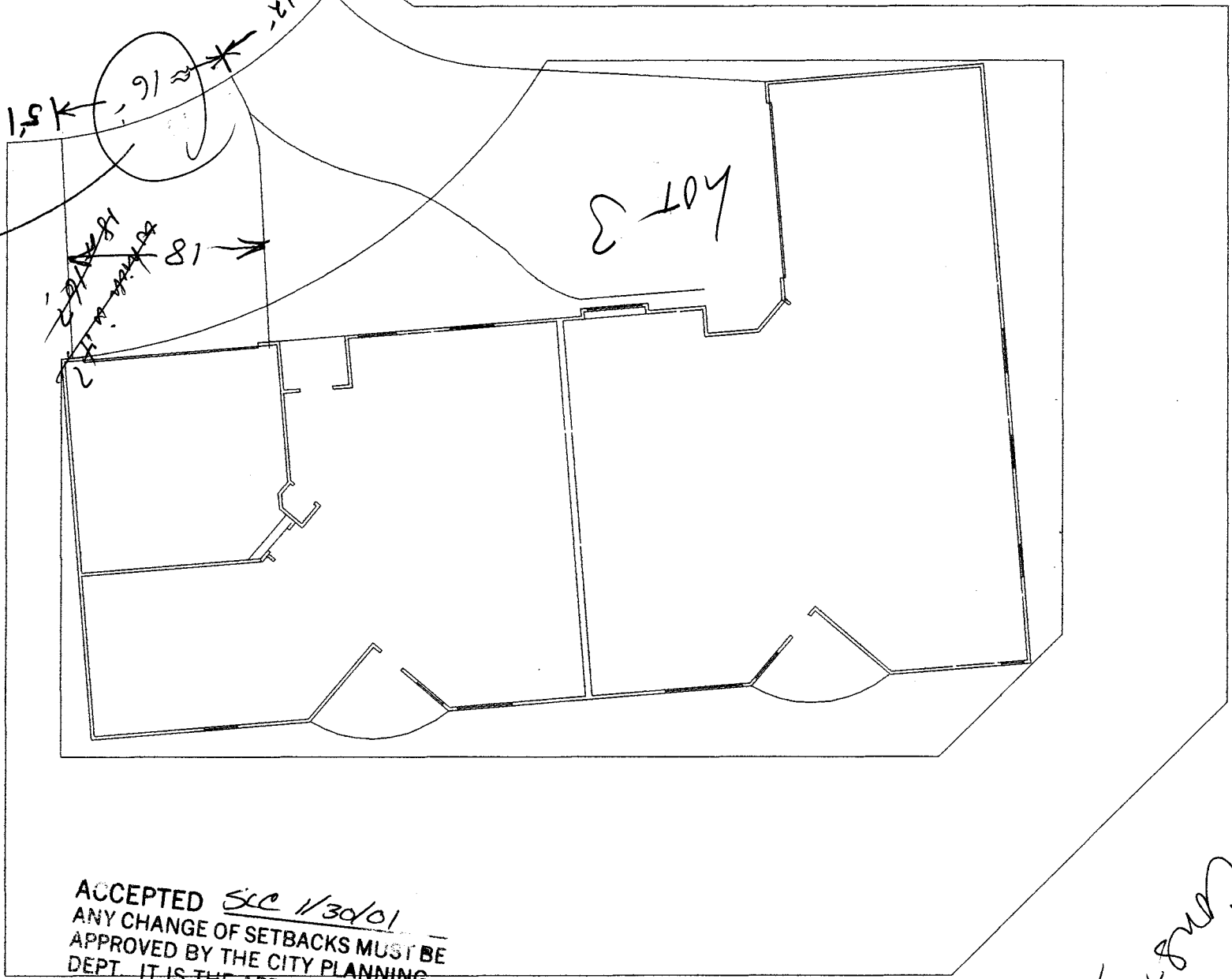
LOT 3

18

18' to maximum

This will work

← 2499 A+B



ACCEPTED 10/31/01
 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.

duplex lot
 Fountain Green
 Lot 3, B1K1

Setback Construction