

FEE \$	10 <sup>00</sup>
TCP \$	158 <sup>50</sup>
SIF \$	292 <sup>00</sup>

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

BLDG PERMIT NO. 78475



Your Bridge to a Better Community

BLDG ADDRESS 2498 B INTERLAKEN SQ. FT. OF PROPOSED BLDGS/ADDITION 1150  
 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  
 (1) OWNER ROZTON CONSTRUCTION INC. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 2 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 SKERTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
 (2) ADDRESS 245-9008 P.O. Box 4247 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 (2) TELEPHONE 245-9008 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-8 Maximum coverage of lot by structures 4570  
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES  NO   
 or - from center of ROW, whichever is greater Parking Req'mt X  
 Side 5' from PL, Rear 20' from PL Special Conditions \_\_\_\_\_  
 (25rd) Fount. Green PI - 15'  
 Maximum Height 32' 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).

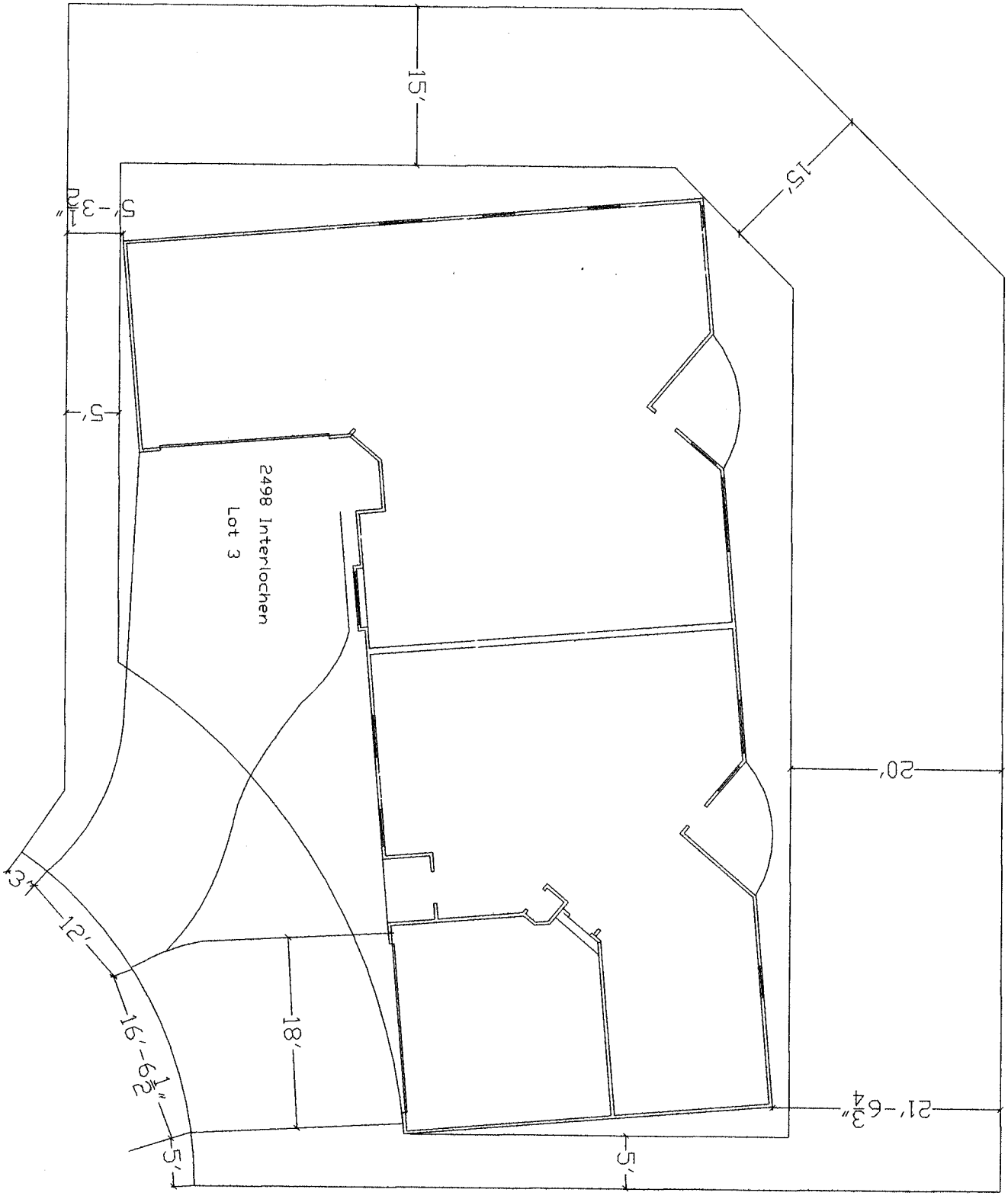
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1/25/01  
 Department Approval [Signature] Date 1/30/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>3683</u>
Utility Accounting	Date <u>1/31/01</u>		

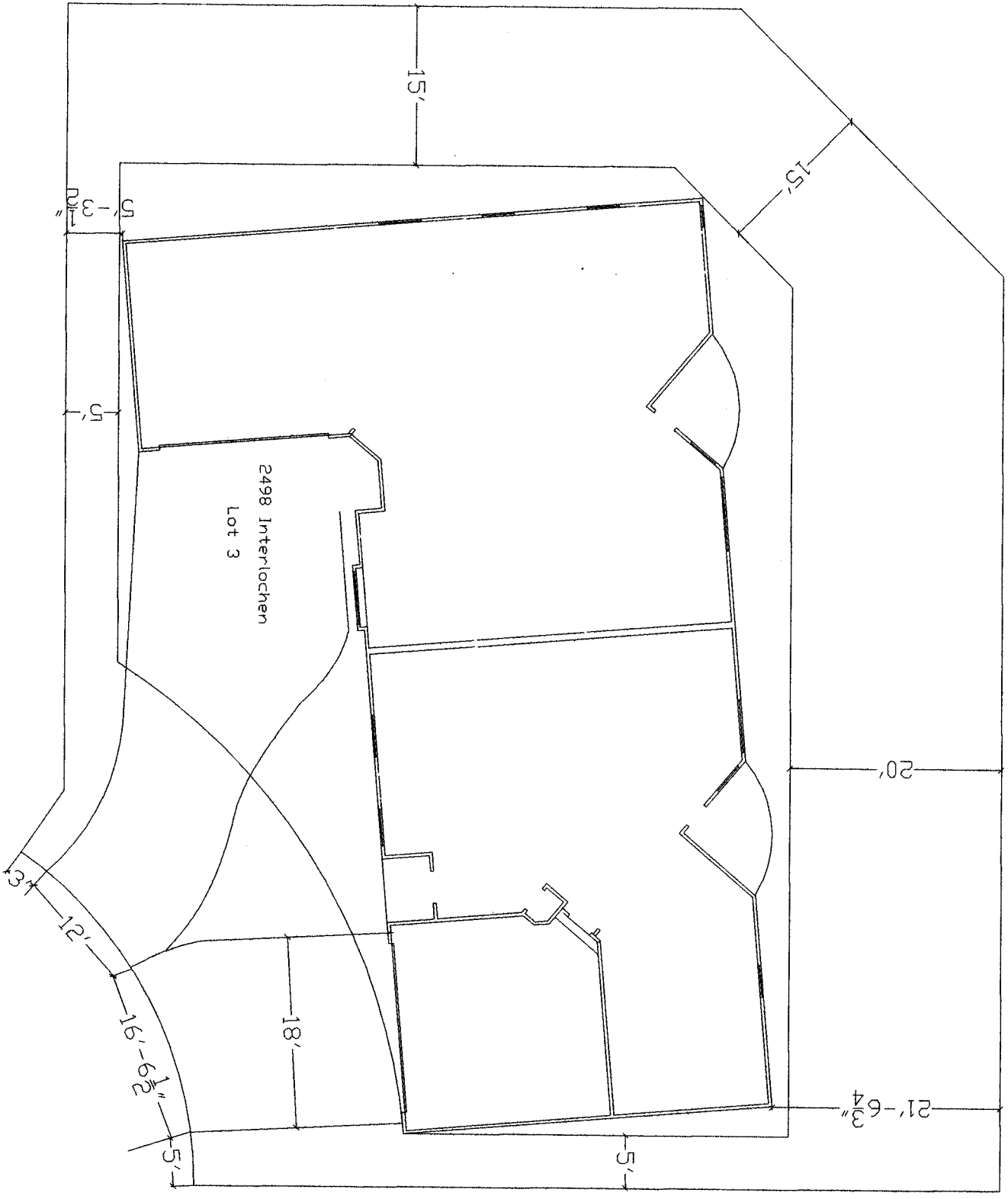
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



1/29/01  
*[Signature]*  
 Drive OK

ACCEPTED SLC 1/30/01  
 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.



Drive OK  
*AW*  
 1/29/01

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