

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 82529



Your Bridge to a Better Community

BLDG ADDRESS 724A HOGLWOOD SQ. FT. OF PROPOSED BLDGS/ADDITION 1400
 TAX SCHEDULE NO. 2701-334-31-002 SQ. FT. QF EXISTING BLDGS 0
 SUBDIVISION FOUNTAIN GREEN TOTAL SQ. FT. OF EXISTING & PROPOSED 1400
 FILING 2 BLK 2 LOT 12 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SKOTON CONSTRUCTION INC 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 SKOTON CONSTRUCTION INC TYPE OF HOME PROPOSED:
 (2) ADDRESS PO BOX 4247 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 245-9008 Manufactured Home (HUD) Other (please specify) 7B

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 _____
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 0'15" from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 9 TRAFFIC 4 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).

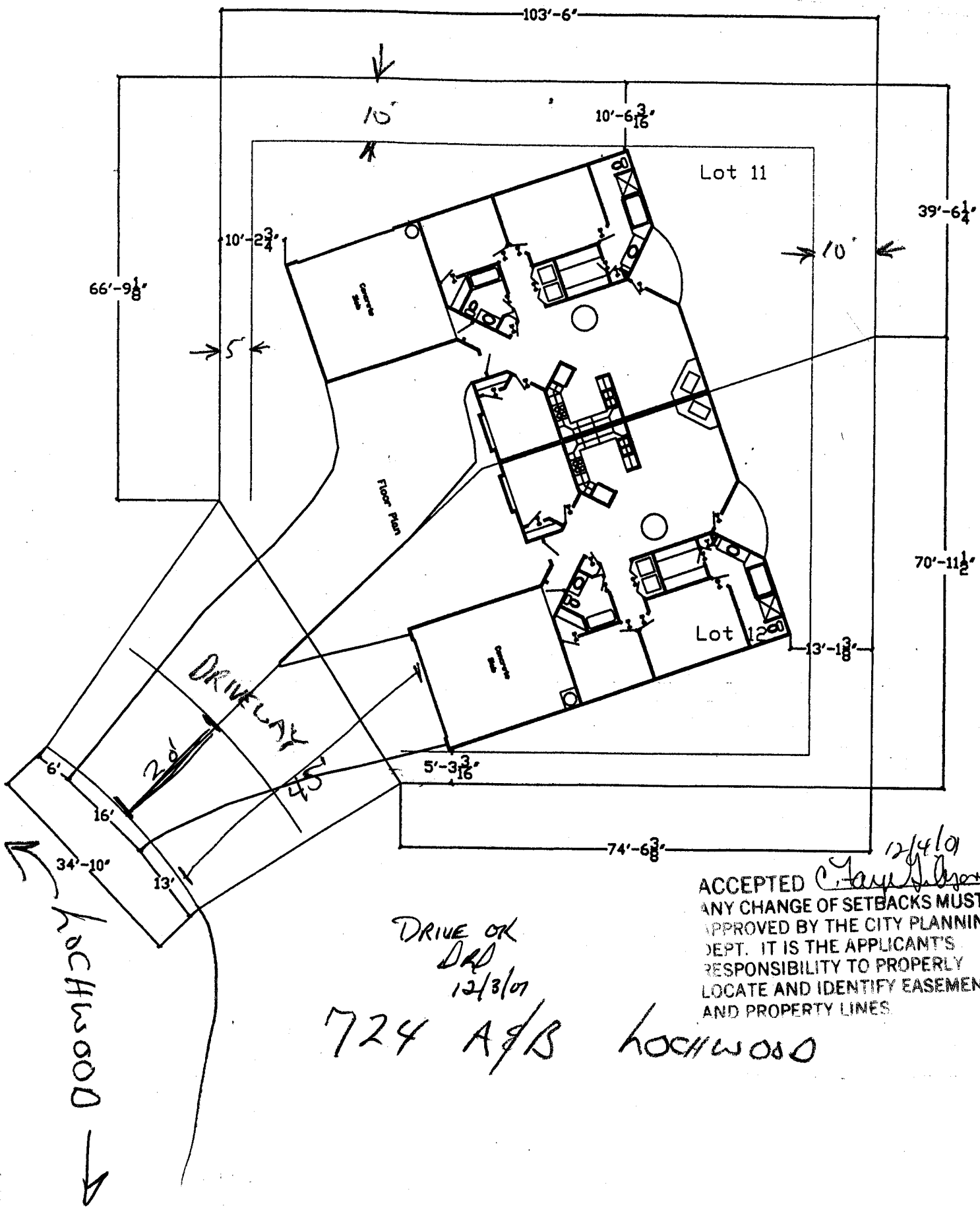
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/30/01
 Department Approval C. Fay Johnson Date 12/4/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14406</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/4/01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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



DRIVE OK
 DAD
 12/3/07
 724 A/B Kochwood

12/4/07
 ACCEPTED *C. Taylor*
 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.