

FEE \$	10.00
TCP \$	500.00
SIF \$	290.00

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

BLDG PERMIT NO. 82528

AC



Your Bridge to a Better Community

BLDG ADDRESS 131 WIGGON Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1562
 TAX SCHEDULE NO. 270-374-31-002 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION FOUNTAIN GROWN TOTAL SQ. FT. OF EXISTING & PROPOSED 1562
 FILING 2 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SKELTON 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 920-245-9008 DESCRIPTION OF WORK & INTENDED USE IB New Home
 (2) APPLICANT SKELTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 4247 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 920-245-9008 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 _____
 SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS 9 TRAFFIC 20 ANN# _____

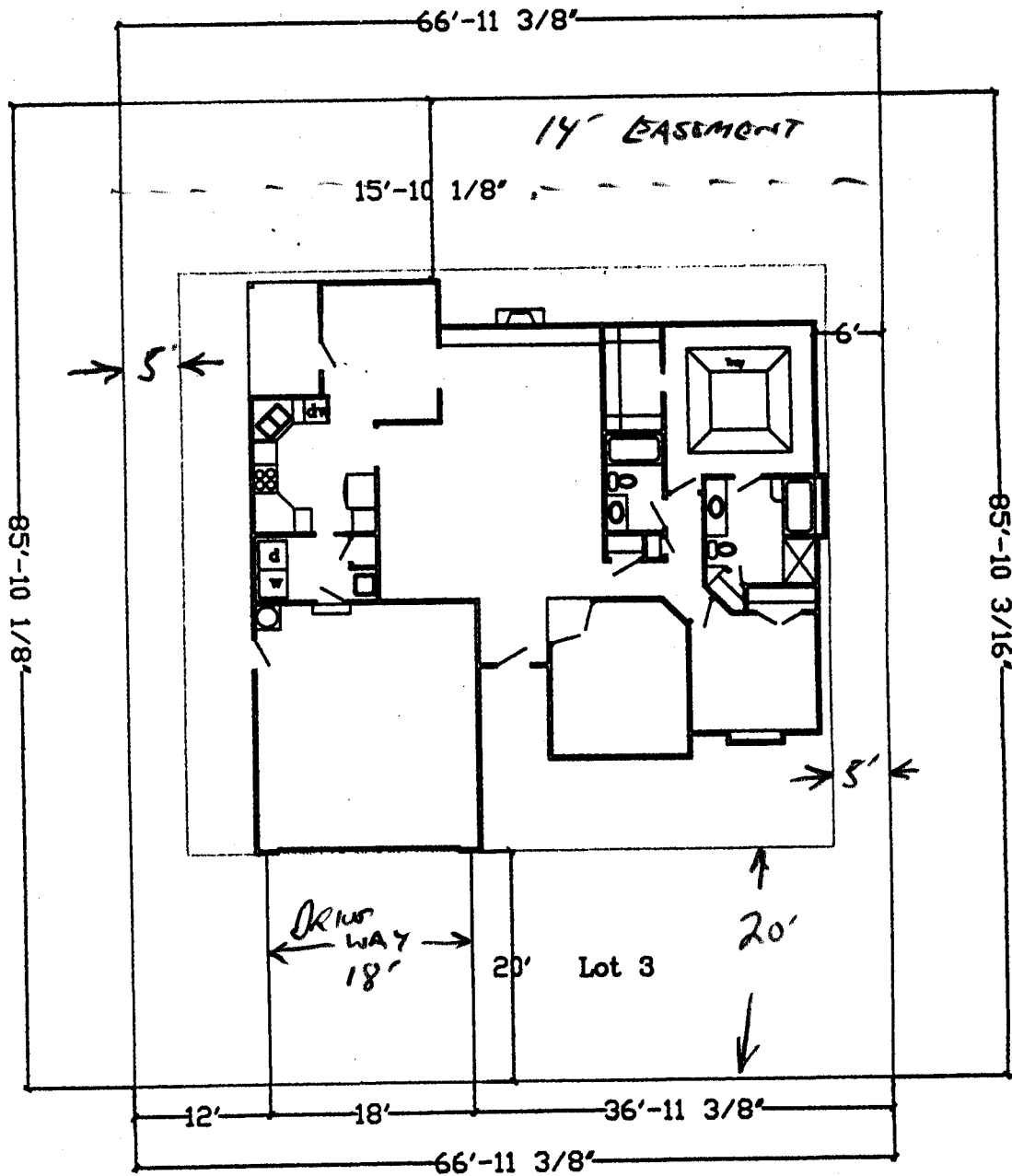
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 11/30/07
 Department Approval [Signature] Date 12/4/07

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14407</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/4/07</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 OR
DML
12/3/01

← Wigeon Drive →

731 WIGEON

12/4/01
ACCEPTED C. Faye Gibson
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