

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

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

BLDG PERMIT NO. 84876



Your Bridge to a Better Community

BLDG ADDRESS 653 GRAND VIEW DR SQ. FT. OF PROPOSED BLDGS/ADDITION 2731

TAX SCHEDULE NO. 2943-062-33-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION GRAND VIEW TOTAL SQ. FT. OF EXISTING & PROPOSED 2731

FILING 4 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER BETHKA NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1240 W 16TH USE OF EXISTING BUILDINGS RESIDENCE

(1) TELEPHONE 256-9056 DESCRIPTION OF WORK & INTENDED USE NEW CONSTRUCTION

(2) APPLICANT SKELTON CONST. INC TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. Box 4247 G.J. 81502

(2) TELEPHONE 245-9008 / 250-7055

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 RMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 22 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 6-4-02

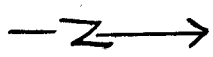
Department Approval [Signature] Date 6/14/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15024</u>
Utility Accounting <u>[Signature]</u>	Date <u>6/14/02</u>		

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

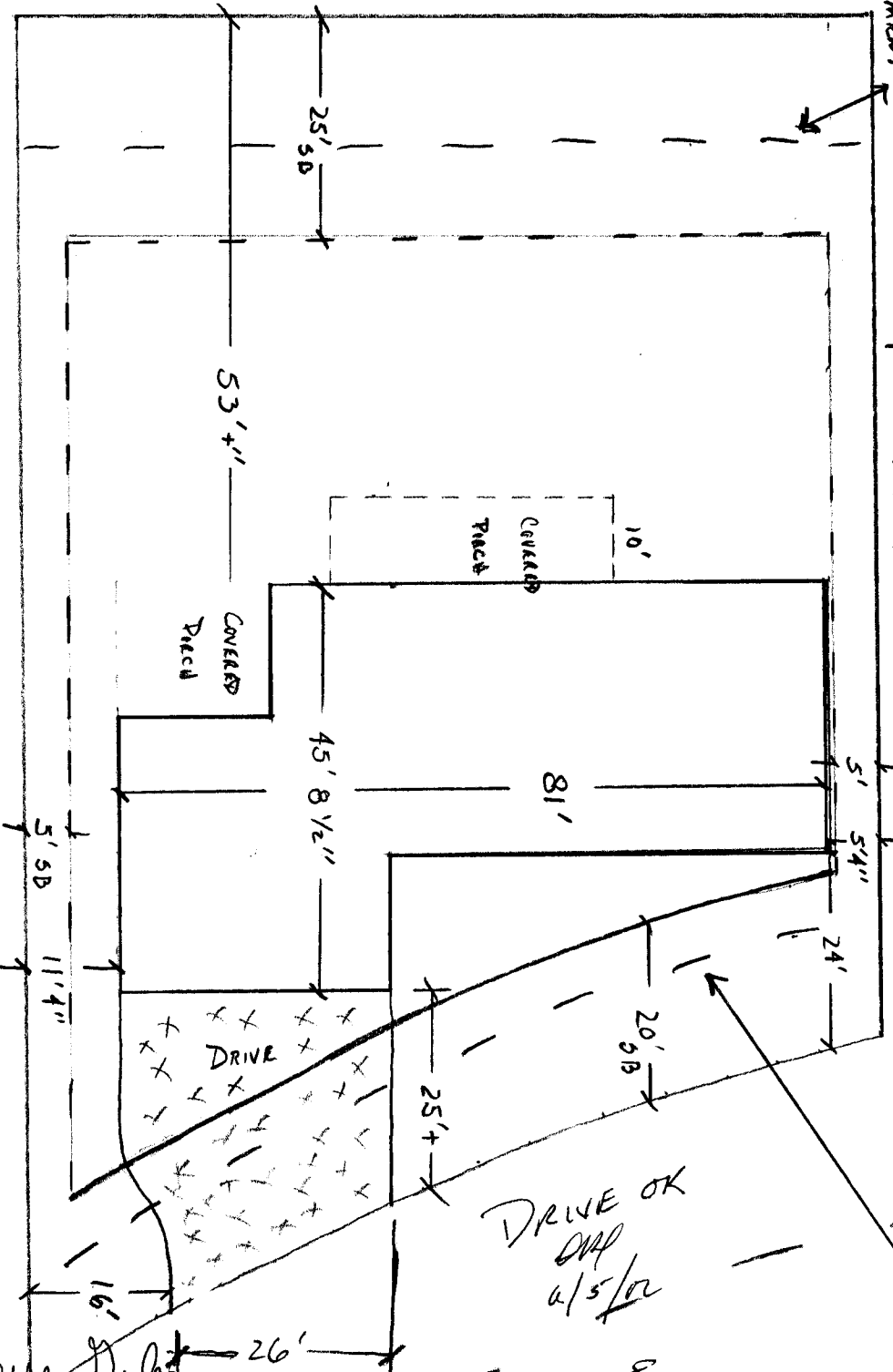
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

14' IRRIGATION DRAINAGE + SANITARY SEWER EASEMENT



116.06'

97.68'



14' MULTIPURPOSE EASEMENT

DRIVE OK
DVP
6/5/02

GRAND VIEW DR

152.91'

653 GRAND VIEW DR

LOT 1 BLK 1 FILE 4

6/14/02

ACCEPTED *C. Joyce DeBor*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES