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| FEE \$ | 10.00 |
| TCF \$ | 158.56 |
| SIF \$ | 292.00 |

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

BLDG PERMIT NO. 83407



Your Bridge to a Better Community

BLDG ADDRESS 2489 LAKE PARK B SQ. FT. OF PROPOSED BLDGS/ADDITION 1400
 TAX SCHEDULE NO. 2201-334-32-021 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION FULTON GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1400
 FILING 1 BLK 2 LOT 7A NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER SKELTON 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 SKELTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 4247 Site Built Manufactured Home (JBC)
 (2) TELEPHONE 245-9008 Manufactured Home (HUD) Other (please specify) TB

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 45%
 SETBACKS: Front 20' garage from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater Parking Req'mt 2
 Side 0' / 5' from PL, Rear 10' from PL Special Conditions _____
 Maximum Height 32' 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).

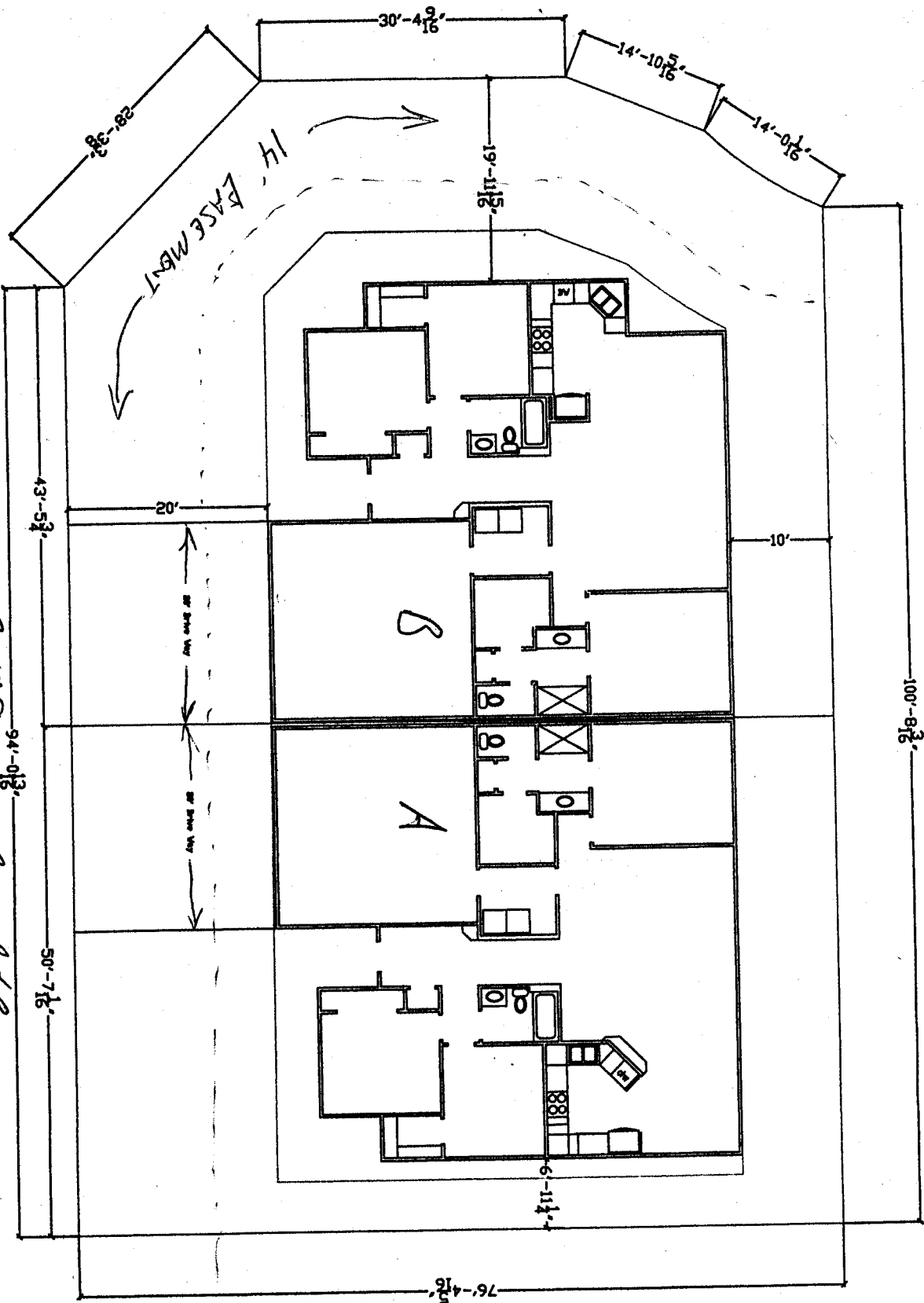
Applicant Signature _____ Date 2/27/02
 Department Approval Dayleen Henderson Date 3-4-02

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|--|---|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>14627</u> |
| Utility Accounting <u>C. Bensley</u> | Date <u>3/4/02</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)

EIDER CT →



← LAKE PARK DR →
 DRIVEWAY 3/4/02

2489 LAKE PARK APTS

3-4-02
 ACCEPTED
 CITY PLANNING
 DEPARTMENT
 THE APPLICANTS
 RESPONSIBILITY TO PROPERTY
 AND JOINTLY EASEMENTS
 AND PROPERTY LINES