

FEE \$	10.00
TCP \$	198.00
SIF \$	292.00

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

BLDG PERMIT NO. 83284



Your Bridge to a Better Community

BLDG ADDRESS 2494 LAKE PARK SQ. FT. OF PROPOSED BLDGS/ADDITION 1368

TAX SCHEDULE NO. 2701-334-J1-002 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION FOUNTAIN GARDENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1368

FILING 1 BLK 1 LOT 7 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS PO Box 4247

(2) TELEPHONE 245-9008

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 _____ from property line (PL)
 or _____ from center of lot whichever is greater
 Side per building envelope from PL, Rear _____ from PL

Permanent Foundation Required: YES NO

Parking Req't 2

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 2/18/02

Department Approval Pat Bushman Date 2-20-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14606</u>
Utility Accounting <u>O Overholt</u>	Date <u>2/20/02</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)

ACCEPTED *for Business*
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.

60'-0¹⁵/₁₆"

10'-3⁵/₁₆"

15'-6"

57'-7¹/₁₆"

← 14' →
UTILITY
EASEMENT

5'

82'-7¹/₁₆"

15'-0¹³/₁₆"

DRIVE OR
ORP
2/20/02

20'-3¹³/₁₆"

35'-4⁵/₁₆"

18'
← DRIVEWAY →

36'

35'-0¹⁵/₁₆"

← 2494 Lake Park Drive →

FOUNTAIN ASHO BLU.

