

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

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

BLDG PERMIT NO. 85885



Your Bridge to a Better Community

BLDG ADDRESS 2486 Morgan Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1520 Sqft  
 TAX SCHEDULE NO. 2701-334-35-011 SQ. FT. OF EXISTING BLDGS N/A  
 SUBDIVISION Fountain Greens Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1520  
 FILING 2 BLK 2 LOT 10 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER SKOCTON CONSTRUCTION INC. NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS P.O. Box 4247 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE Now Home  
 (2) APPLICANT SKOCTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 4247  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 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 45%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 CENSUS 9 TRAFFIC 4 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).

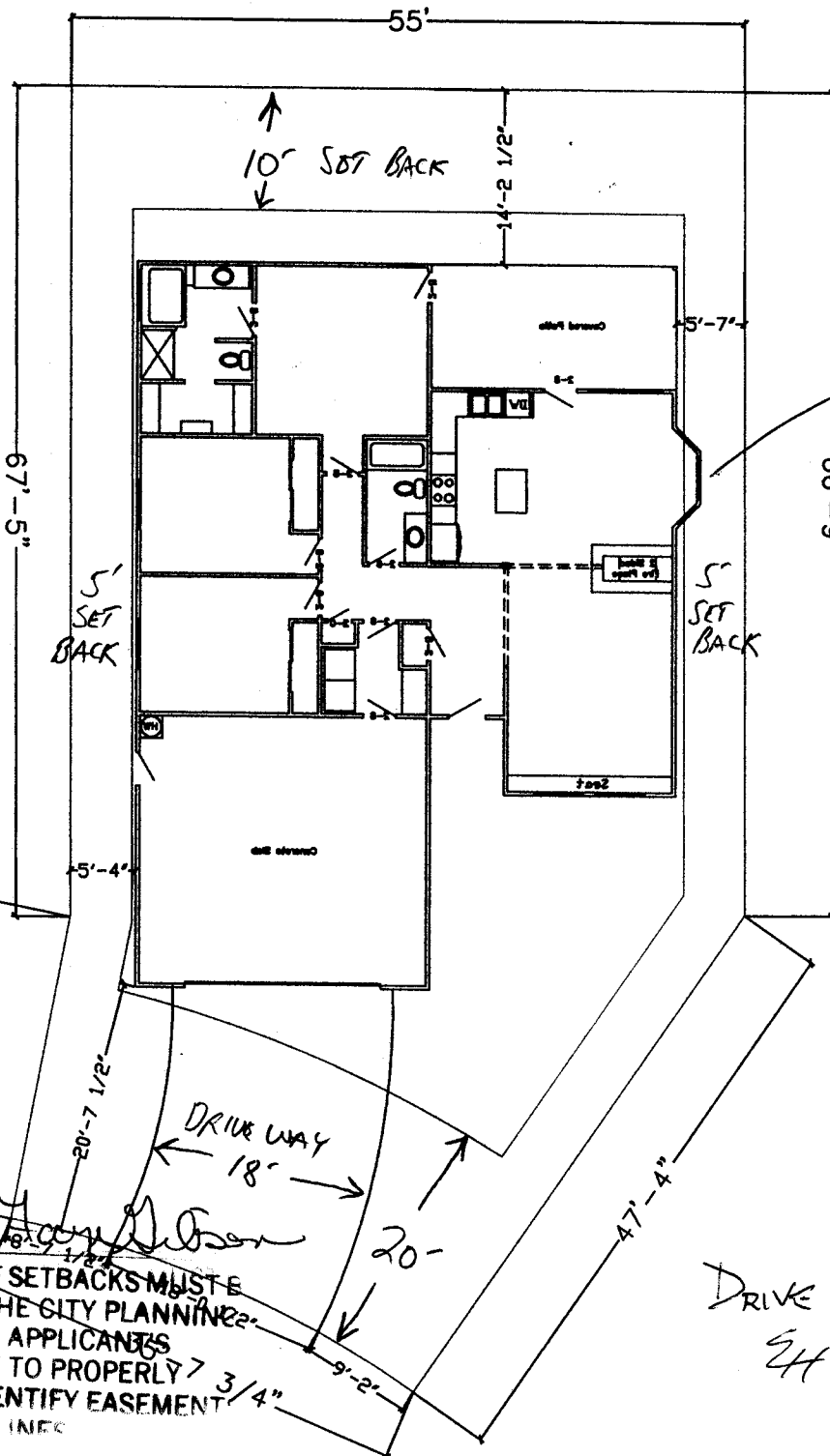
Applicant Signature [Signature] Date 8/15/02  
 Department Approval [Signature] Date 8/19/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15201</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/19/02</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)

Lot 10



Boys window

8/19/02

ACCEPTED  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENT  
 AND PROPERTY LINES

DRIVE OK  
 SH  
 8/15/02

2486 Merganser Dr