

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. 83030



BLDG ADDRESS 2478 MORGAN DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1365
TAX SCHEDULE NO. 2701-334-35-007 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION FOUNTAIN GREEN TOTAL SQ. FT. OF EXISTING & PROPOSED 1365
FILING 2 BLK 2 LOT 6
NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) OWNER SKELTON CONSTRUCTION INC.
(1) ADDRESS PO BOX 4247 USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 970-245-9008 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
(2) APPLICANT SKELTON CONSTRUCTION INC. TYPE OF HOME PROPOSED: 1B
(2) ADDRESS PO BOX 4247 Site Built Manufactured Home (UBC)
(2) TELEPHONE 970-245-9008 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
Special Conditions Letter from Professional Engineer required
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).

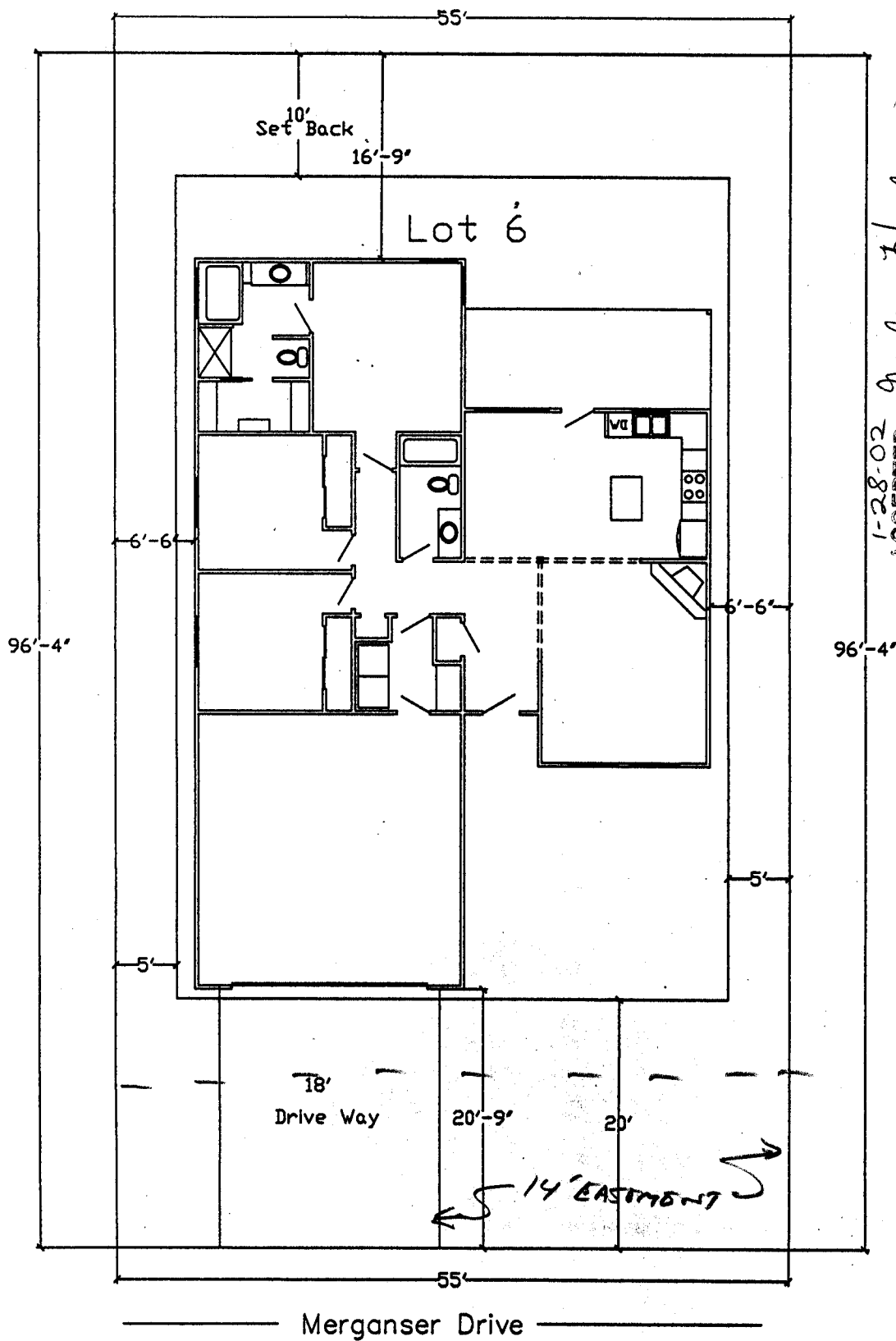
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 1/28/02
Department Approval [Signature] Date 1-28-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14530</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>1/28/02</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)



1-28-02
 ACCEPTED *Jayleen Henderson*
 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.

2478 Merganser Dr

DRIVE OK
 SK
 1/29/02