

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84943



Your Bridge to a Better Community

ac

BLDG ADDRESS 725 WIGOW Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1520

TAX SCHEDULE NO. 3701-334-37-006 SQ. FT. OF EXISTING BLDGS NA

SUBDIVISION Fountain Groves Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1520

FILING 2 BLK 1 LOT 6 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 FD Maximum coverage of lot by structures 45%

SETBACKS: Front 15' home 20' garage 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 Engineered Design

CENSUS 9 TRAFFIC foundations 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).

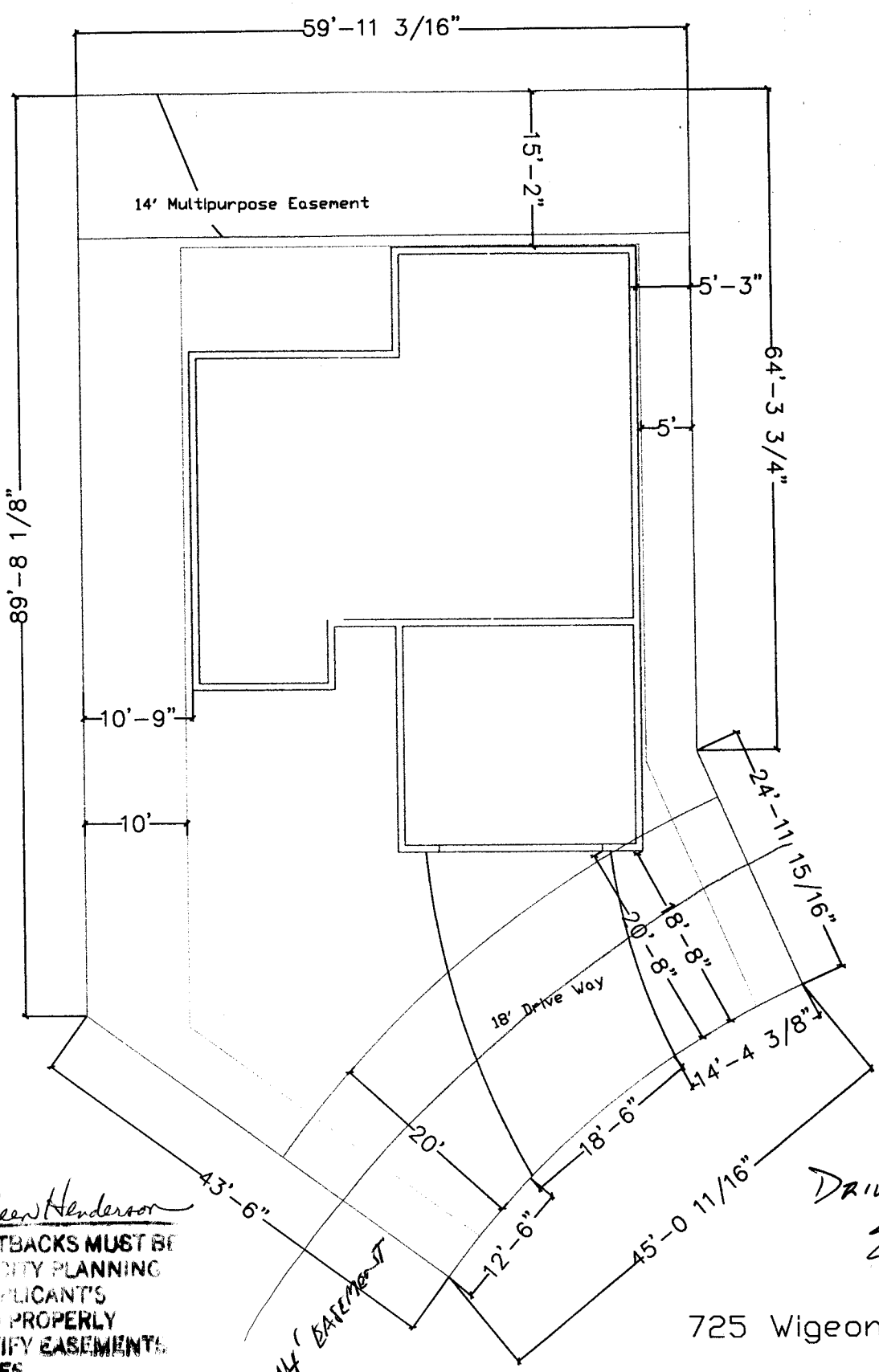
Applicant Signature [Signature] Date 6/5/02

Department Approval [Signature] Date 6-12-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15018</u>
Utility Accounting	<u>[Signature]</u>		Date <u>6/12/02</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)



6-12-02
 ACCEPTED *Darleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 STATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

14' EASEMENT

DRIVE OK
JK
6/12/02

725 Wigeon