

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

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

BLDG PERMIT NO. 84423



Your Bridge to a Better Community

BLDG ADDRESS 728 WIGEON Dr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1562

TAX SCHEDULE NO. 2701-334-35-005 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1562

FILING 2 BLK 2 LOT 4 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 P.O. Box 4247 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 970-245-9008 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 970-245-9008

**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 20' from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear \_\_\_\_\_ from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Eng foundation required

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).

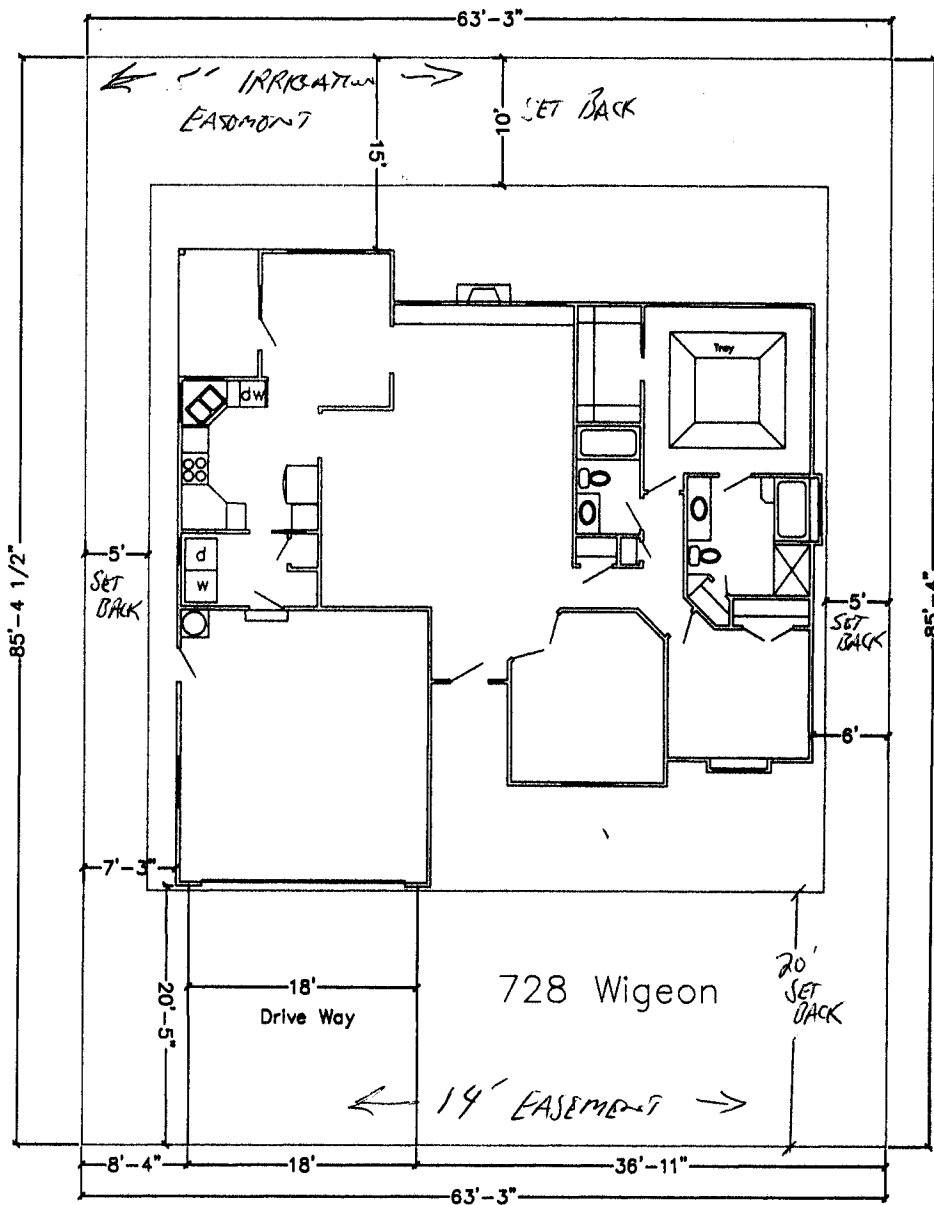
Applicant Signature [Signature] Date 5/9/02

Department Approval [Signature] Date 5-9-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14897</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/9/02</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)



Wigeon

DRIVE OK  
OK  
5/9/02

5-9-02  
ACCEPTED: *Pat Bushman*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.