

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

PLANNING CLEARANCE

BLDG PERMIT NO. 85395

(Single Family Residential and Accessory Structures)
Community Development Department



Your Bridge to a Better Community

BLDG ADDRESS 733 WIGGON SQ. FT. OF PROPOSED BLDGS/ADDITION 1562
TAX SCHEDULE NO. 2701-334-37-002 SQ. FT. OF EXISTING BLDGS N/A
SUBDIVISION Fountains Greens Sub. TOTAL SQ. FT. OF EXISTING & PROPOSED 1562
FILING 2 BLK 1 LOT 2 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 245-9008 DESCRIPTION OF WORK & INTENDED USE new house
(2) APPLICANT SKELTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
(2) ADDRESS PO 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 FD 15-house Maximum coverage of lot by structures 4590
SETBACKS: Front 20-garage 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 Engineered Foundation
Maximum Height 32' 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).

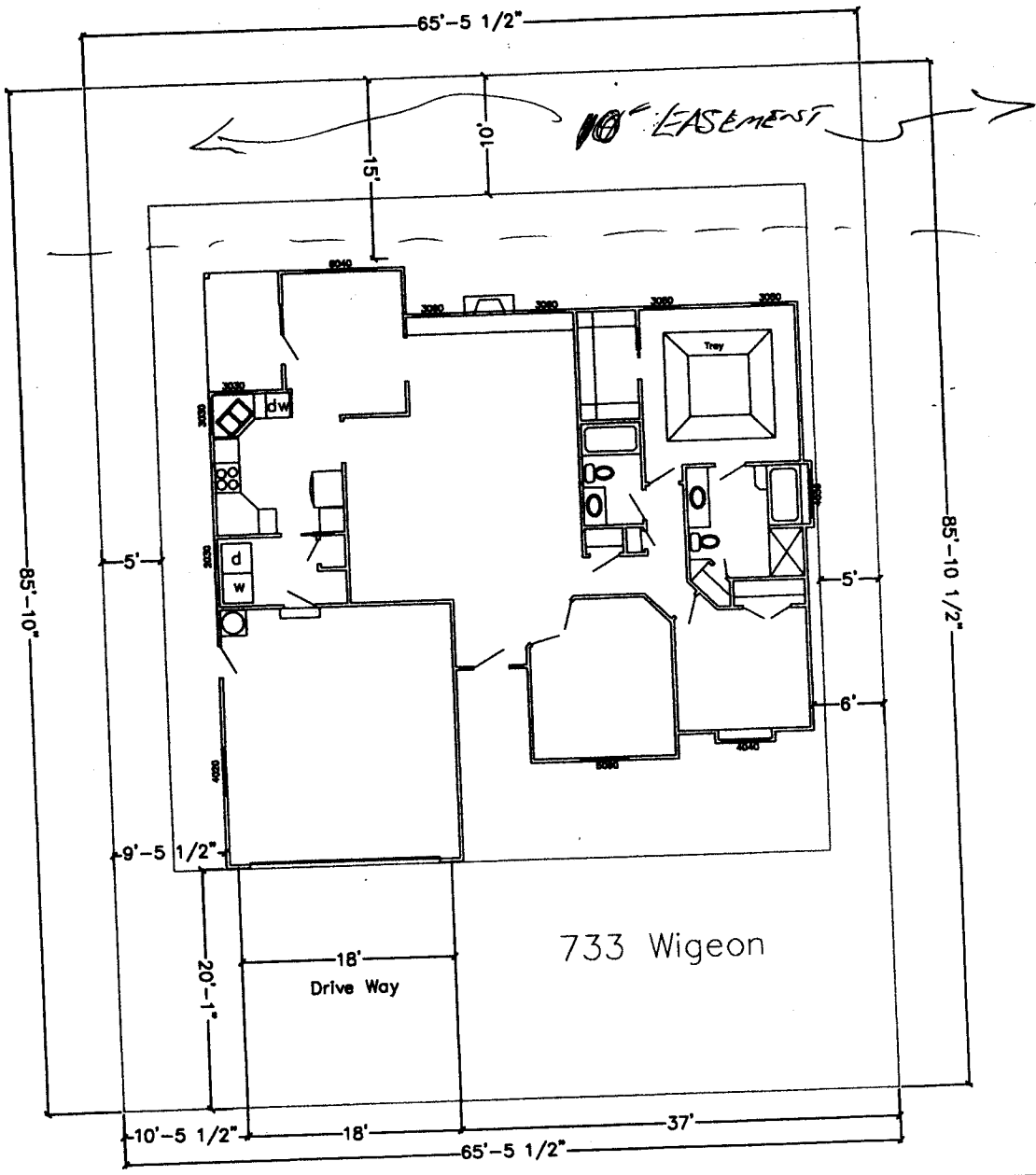
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7/9/02
Department Approval J.L. Gayle Henderson Date 7-15-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>#1 S100</u>
Utility Accounting	<u>[Signature]</u>		Date <u>7/15/02</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)



DRIVE OK
 DM
 7/11/02

Wigeon

7-15-02

Dayle Henderson

NO GUARANTEE
 ANY CHANGES TO TRACKS MUST
 APPROVED BY CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.