

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

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

BLDG PERMIT NO. 87302



Your Bridge to a Better Community

17827

BLDG ADDRESS 734 Wisconsin SQ. FT. OF PROPOSED BLDGS/ADDITION 1314

TAX SCHEDULE NO. 2701-734-JS-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fountain Green TOTAL SQ. FT. OF EXISTING & PROPOSED 1314

FILING 2 BLK 2 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER SKOLTUS 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 SKOLTUS CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. 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' garage 14' house from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions Foundation Required
Engineered Design

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).

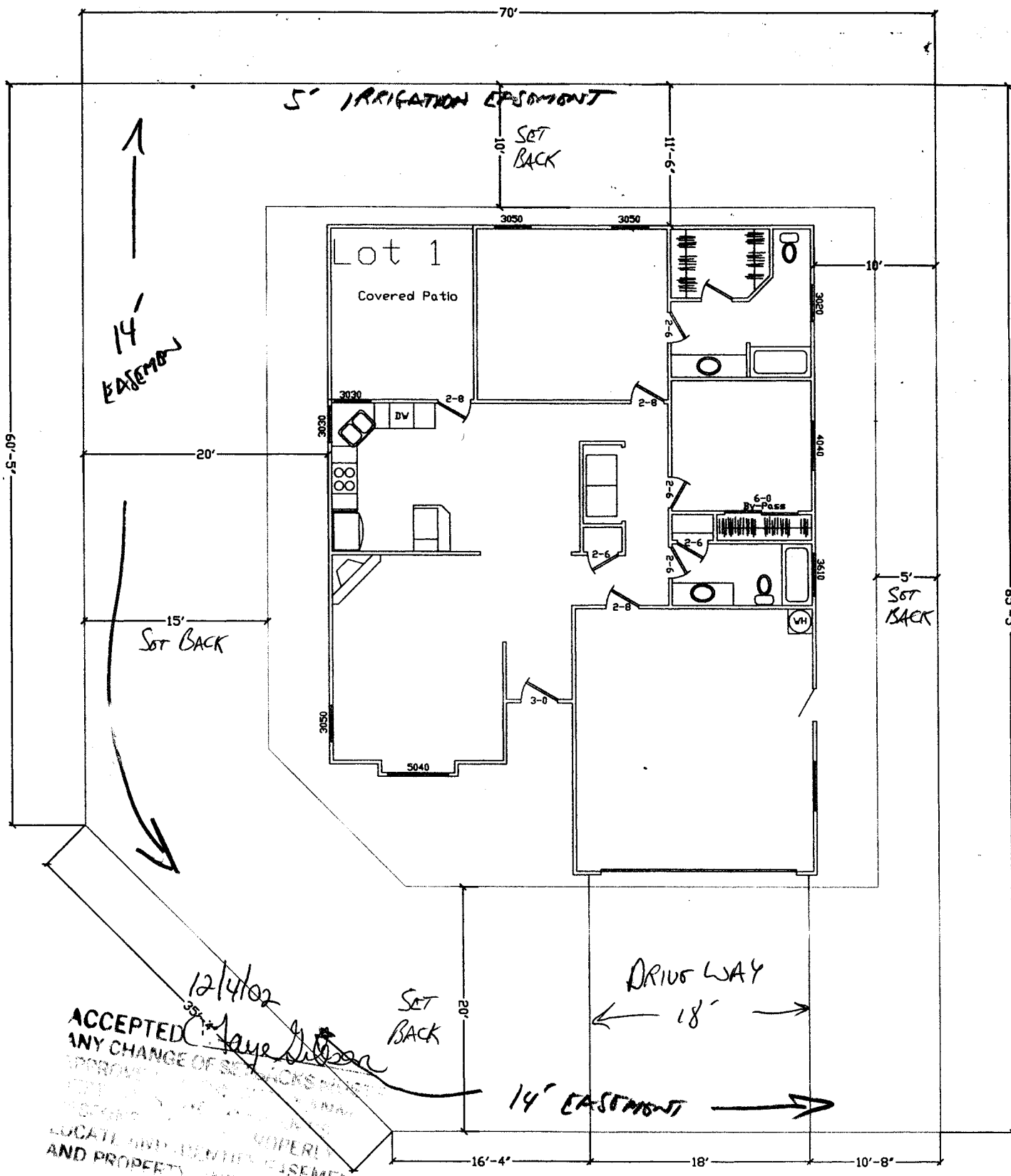
Applicant Signature _____ Date 11/25/02

Department Approval H.C. [Signature] Date 12/4/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15537</u>
Utility Accounting <u>C. Bensley</u>	Date <u>12/4/02</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



12/4/02
 3514
 Sayer
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST
 BE APPROVED BY THE CITY ENGINEER
 BEFORE ANY CONSTRUCTION BEGINS.
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES

← 734 WIGDON →

OK
 OK
 12/4/02