

FEE \$ 10.00
TCP \$ None
SIF \$ 292.00

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

E
 BLDG PERMIT NO. 89265



Your Bridge to a Better Community

BLDG ADDRESS 2912 El Torro Rd. SQ. FT. OF PROPOSED BLDGS/ADDITION 1724
 TAX SCHEDULE NO. 2943-293-20-003 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION Jurenda TOTAL SQ. FT. OF EXISTING & PROPOSED 1724
 FILING 1 BLK 1 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER Guy Skufca USE OF EXISTING BUILDINGS _____
 (1) ADDRESS 3249 Lands End Ave.
Clifton, CO 81520 DESCRIPTION OF WORK & INTENDED USE Residential
 (1) TELEPHONE 523-1732 TYPE OF HOME PROPOSED:
 (2) APPLICANT _____ Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS _____ _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 RSF-4 Maximum coverage of lot by structures 50%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater
 Side 7/3 from PL, Rear 25/5 from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ 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).

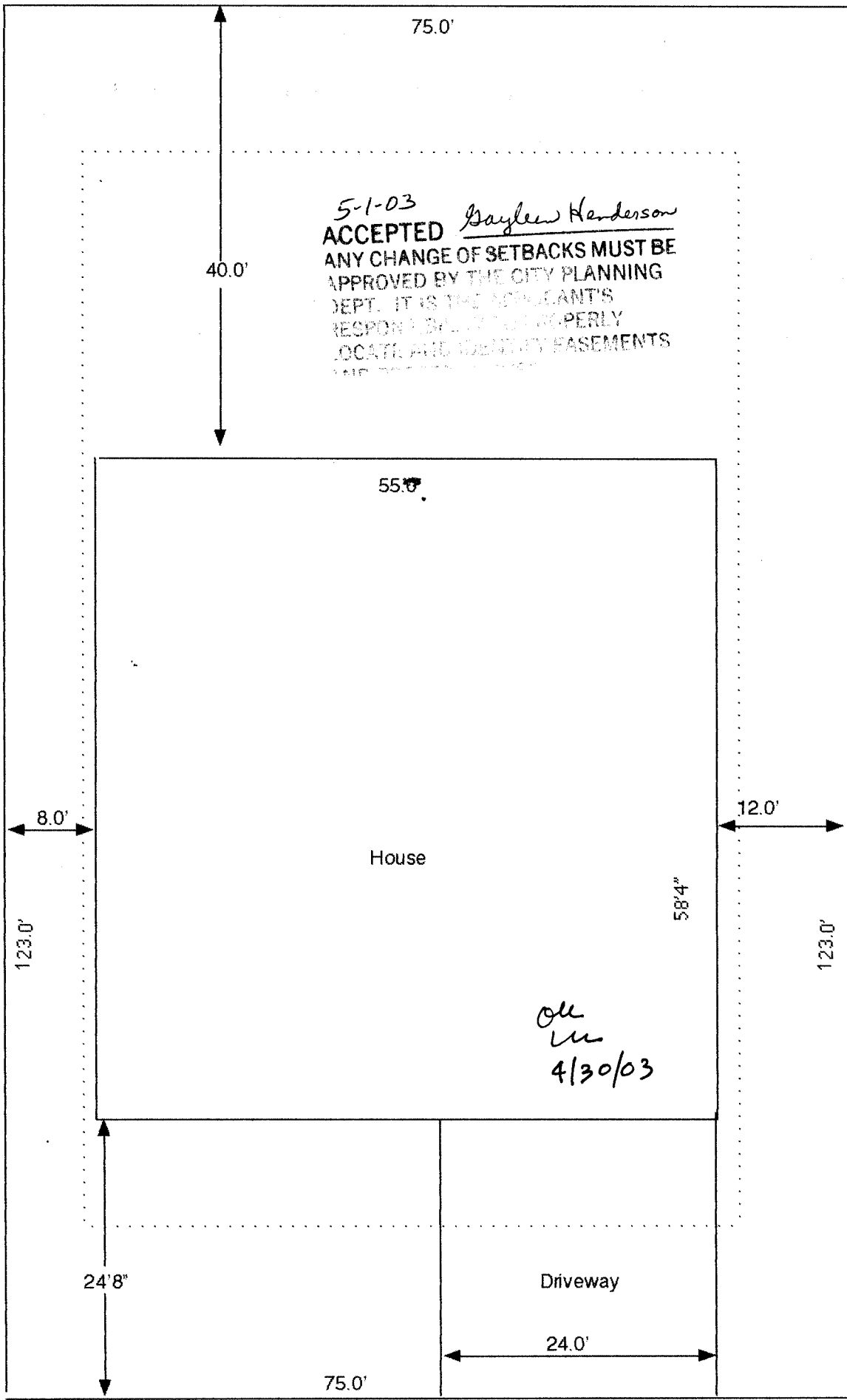
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Guy W Skufca Date 4/29/03
 Department Approval NA Gayle Anderson Date 5-1-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>0MSD</u>
Utility Accounting <u>AW</u>	Date <u>5-1-03</u>		<u>TA PA 4478</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)



2912 El Torro Road