

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

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 89913



Your Bridge to a Better Community

BLDG ADDRESS 732 Wilson SQ. FT. OF PROPOSED BLDGS/ADDITION 1532  
 TAX SCHEDULE NO. 2701-334-35-003 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION FURNACE GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1532  
 FILING 2 BLK 2 LOT 2 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER SKOCTON 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 SKOCTON CONSTRUCTION INC TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. 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 PD home Maximum coverage of lot by structures 45%  
 SETBACKS: Front 15' home 20' garage from property line (PL)  
 or \_\_\_\_\_ from center of PL, whichever is greater Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 15' from PL, Rear 10' from PL Parking Req'mt 2  
 Maximum Height 32' Special Conditions \_\_\_\_\_  
 GENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANN# B

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).

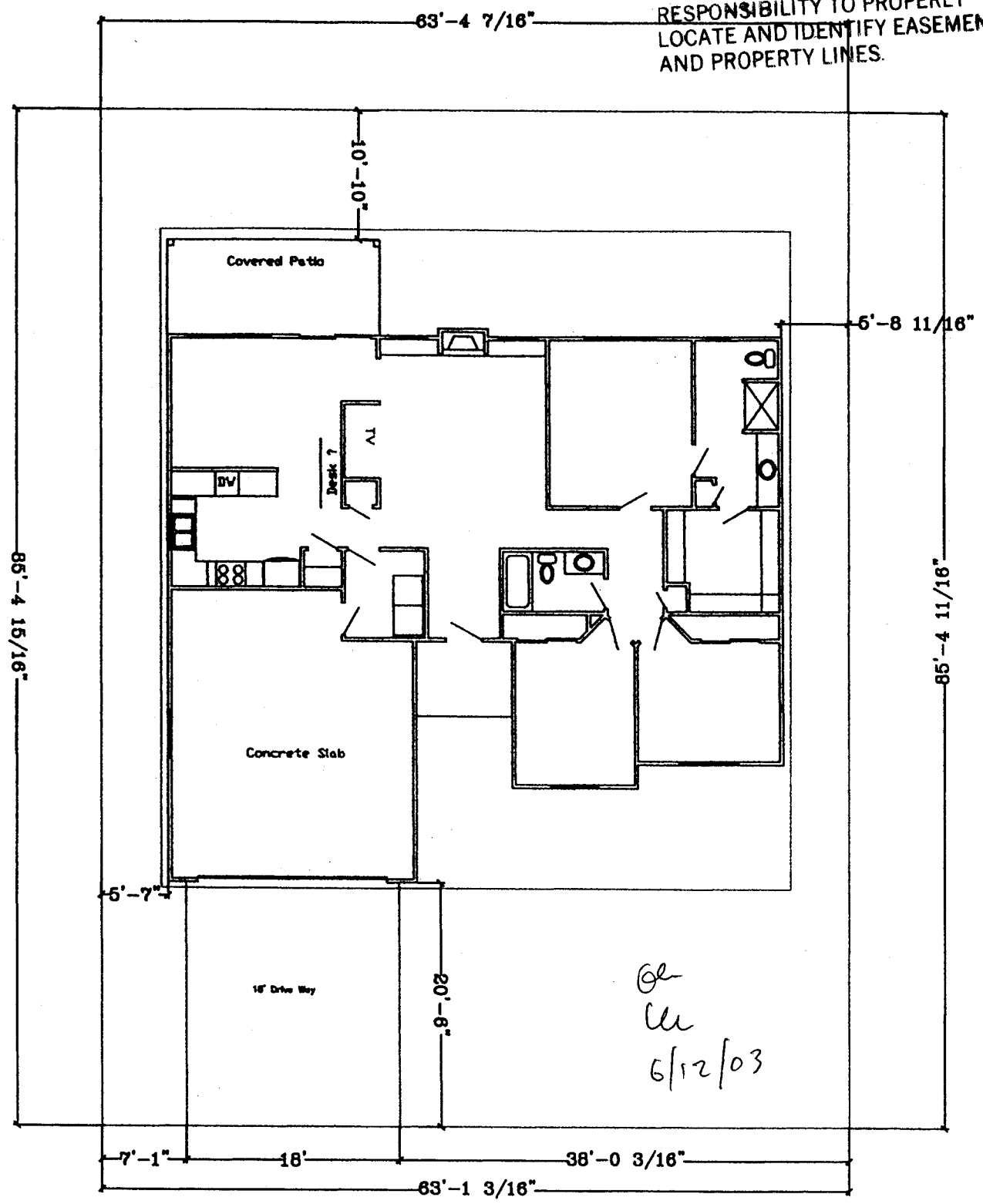
Applicant Signature [Signature] Date 6/10/03  
 Department Approval F.B. C. Faye Suber Date 6/13/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16/80</u>
Utility Accounting <u>[Signature]</u>		Date	

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)

6/13/03  
ACCEPTED *C. Faye Gibson*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



*ll*  
*ll*  
6/12/03

732 Wigeon