

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

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

BLDG PERMIT NO. 871079



Your Bridge to a Better Community

BLDG ADDRESS 735 Wilson Dr SQ. FT. OF PROPOSED BLDGS/ADDITION 1186  
 TAX SCHEDULE NO. 2701-374-37-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1186  
 FILING 2 BLK 1 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER SKEETON 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 House  
 (2) APPLICANT SKEETON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 4247  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE (970) 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 Maximum coverage of lot by structures 45%  
 SETBACKS: Front 15' House 20' Garage 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 Approval Ltr from Lic Eng.  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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).

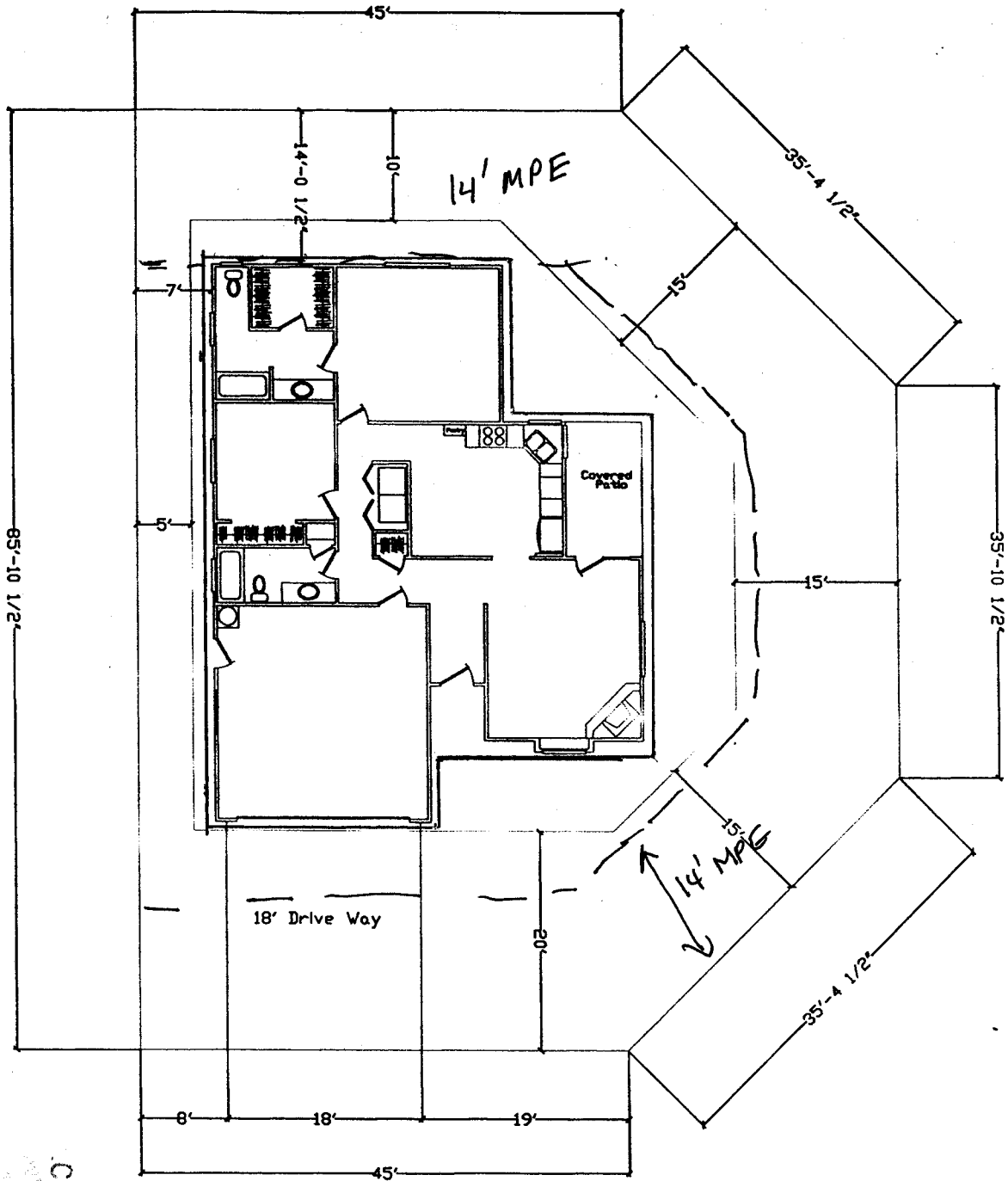
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature \_\_\_\_\_ Date 1/2/03  
 Department Approval Alvin Magou Date 1/9/03

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No. <u>15614</u>
Utility Accounting	<u>Marshall-Cole</u>		Date <u>1/9/03</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)

24 3/4 Rd



Fountainhead Blvd.

ACCEPTED *Urbic Cooper* 1/9/03  
 ALL IT IS THE APPLICANT'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES.

Driveway 735 Wigdon  
 OK  
 CC  
 1/3/03

12" OVERHANG OF ALL  
 EAVES  
 THIS DOES NOT EXTEND  
 PAST THE 14' MPE  
 ANYWHERE