

FEE \$	70.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 2621 Wisteria Ct No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 270135364001 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1900  
 Subdivision 2620 & Rd. Sq. Ft. of Lot / Parcel 11,282  
 Filing 1 Block 2 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) ~~2675~~ 4110

**OWNER INFORMATION:**

Name Skufca Construction Inc.  
 Address 3249 Lands End Ave.  
 City / State / Zip Clifton, CO 81520

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  Addition  
 Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Guy W. Skufca  
 Address 3249 Lands End Ave.  
 City / State / Zip Clifton, CO 81520  
 Telephone 523-1732

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 RMF-5 Maximum coverage of lot by structures 60%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 Side 5' from PL Rear 25' from PL Parking Requirement 2  
 Maximum Height of Structure(s) ~~40'~~ 35' Special Conditions Engineered Foundation  
 Voting District B Driveway Location Approval U Required  
 (Engineer's Initials)

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).

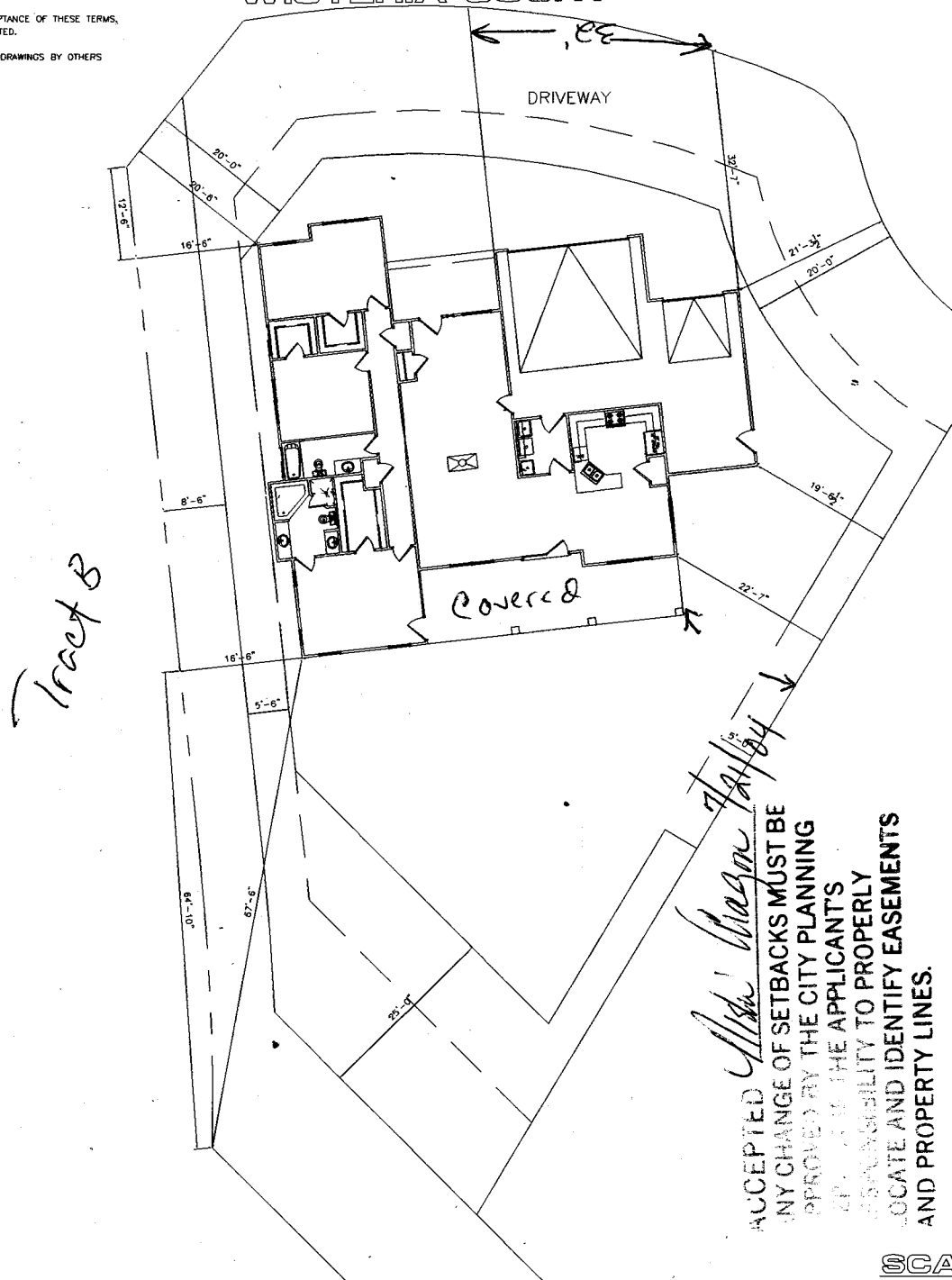
Applicant Signature Guy W. Skufca Date 7/19/04  
 Department Approval [Signature] Date 7/21/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17509</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/21/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

THE BUILDER OR OWNER TO VERIFY ALL DETAILS OF CONSTRUCTION.  
 THE BUILDER AND OR HOME OWNERS ACCEPTANCE OF THESE TERMS, OF FOUNDATION UNLESS OTHERWISE NOTED.  
 VERIFY ALL SETBACKS AND EASEMENTS.  
 ENGINEERED BY AUTODRAFT. SEE SEPARATE DRAWINGS BY OTHERS

# WISTERIA COURT



drive on 7/20/04

**NOTE:**  
 BUILDER TO VERIFY ALL SETBACK AND EASEMENT ENCROACHMENTS PRIOR TO CONSTRUCTION

**NOTE:**  
 DIMENSION LINES ARE PULLED FROM EDGE OF BRICK LEDGE. IF NO BRICK LEDGE EXISTS, DIMENSIONS WILL BE FROM EDGE OF FOUNDATION.

SITE PLAN INFORMATION	
SUBDIVISION NAME	2620 G ROAD
LOT NUMBER	1
BLOCK NUMBER	2
STREET ADDRESS	2621 WISTERIA CT.
COUNTY	MESA
HOUSE SQ. FT.	1911
LOT SIZE	.259 ACRES
SETBACKS USED	FRONT 20' SIDES 5'-6", 5' REAR 25'

ACCEPTED *Alma Wagner Taylor*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

SCALE: N.T.S.

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G
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Alma Wagner Taylor



SKUECA CONSTRUCTION

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1/2
SH