

FEE \$ 10.00
 TCP \$ 1589.00
 SIF \$ 400.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Building Address 663 Clouerglow Dr No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-052-85-007 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2226
 Subdivision Clouerglow Dr Sq. Ft. of Lot / Parcel 6600
 Filing 1 Block 2 Lot 7 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3050
 Height of Proposed Structure 25'

OWNER INFORMATION:

Name SKERTON CONSTRUCTION INC.
 Address P.O. Box 4247
 City / State / Zip G.J. Co 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SKERTON CONSTRUCTION INC.
 Address P.O. Box 4247
 City / State / Zip G.J. Co 81502
 Telephone 245-9008

***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 X NO _____
 Side 5' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District 0 Driveway Location Approval 4/24/07 NA
 (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).

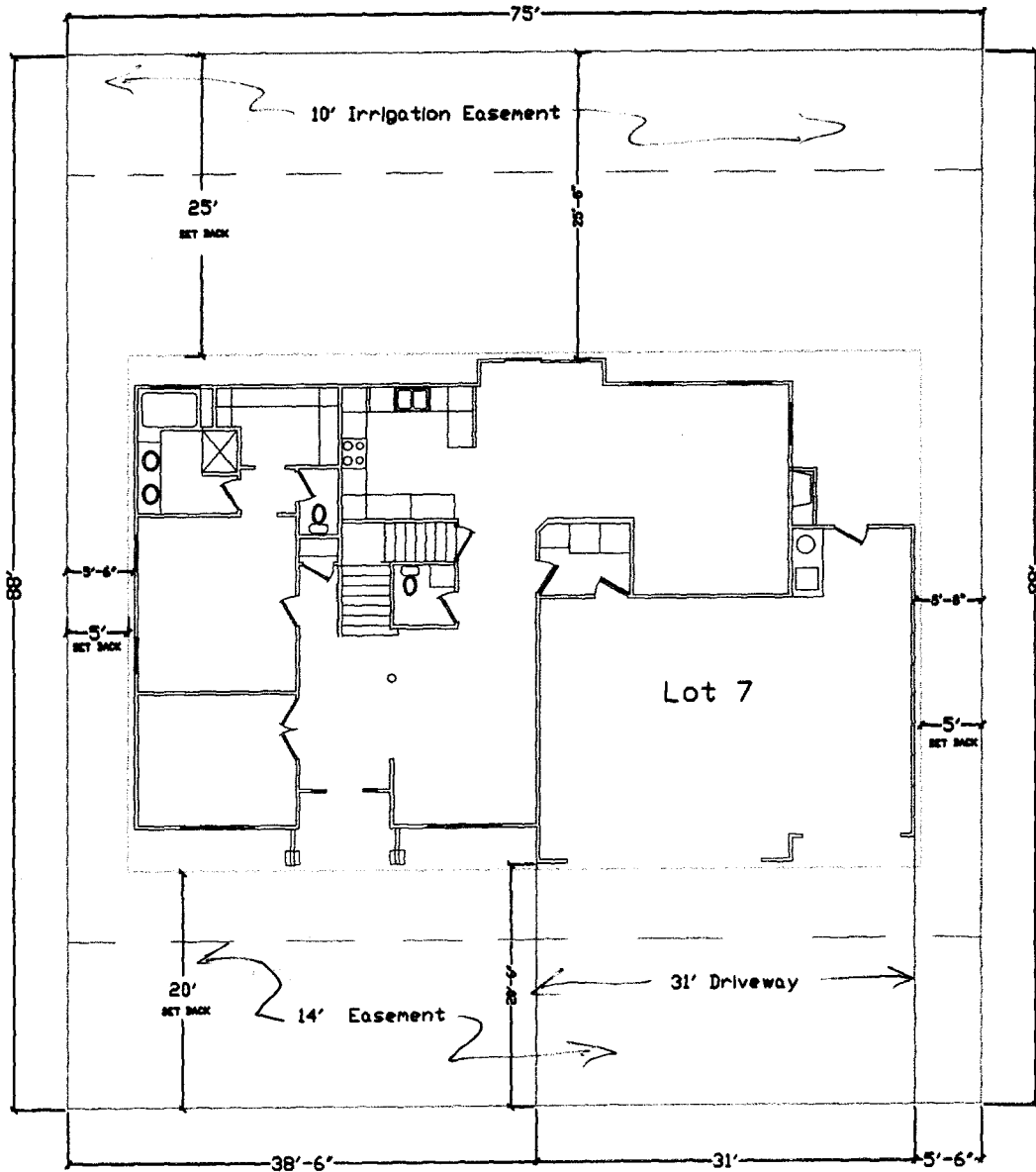
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 4/19/07
 Department Approval NA Wendy Spurr Date 4-26-07

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. Pd@ CGV
 Utility Accounting [Signature] Date 4/26/07

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)

ACCEPTED NA Alexey Spner 4/20/07
ALL DIMENSIONS MUST BE
CHECKED ON THE GROUND
AND PROPERTY LINES



663 Cloverglen Dr.