

| |
|----------------------------|
| FEE \$ 10. ⁰⁰ |
| TCP \$ 1537. ⁰⁰ |
| SIF \$ 460. ⁰⁰ |

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

BLDG PERMIT NO. _____

pl

Building Address 667 CLOVERGLEN DR No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-052-85-009 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1851
 Subdivision CLOVERGLEN SUB Sq. Ft. of Lot / Parcel 6600 SQFT
 Filing 1 Block 2 Lot 9 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3,000
 Height of Proposed Structure 21'

OWNER INFORMATION:

Name SKEKTON CONSTRUCTION INC.
 Address P.O. Box 4247
 City / State / Zip GRAND JUNCTION, CO 81502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SKEKTON CONSTRUCTION INC.
 Address P.O. Box 4247
 City / State / Zip GRAND JUNCTION CO 81502
 Telephone (970) 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 R-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 _____ Driveway Location Approval _____
 (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 _____ Date 7/21/07
 Department Approval _____ Date 7/24/07

| | | | |
|--|---|-----------------------------|-------------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>PO @ CGV</u> |
| Utility Accounting <u>(A)</u> | Date <u>7/24/07</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)

7-24-07
Gayle Hender
IT TAKES MUST TO
...
...

