

FEE \$ 10
 TCP \$ 1589
 SIF \$ 460

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

BLDG PERMIT NO.

Building Address 3155 3157 Cross Canyon Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-151-12-003 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1917
 Subdivision CHATFIELD III Sq. Ft. of Lot / Parcel 8641
 Filing 1 Block 3 Lot 3 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2407
 Height of Proposed Structure 19'

OWNER INFORMATION:

Name SKELTON 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 SKELTON 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 R-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) 35 Special Conditions _____
 Voting District 1 Driveway Location Approval _____
 (Engineer's Initials)

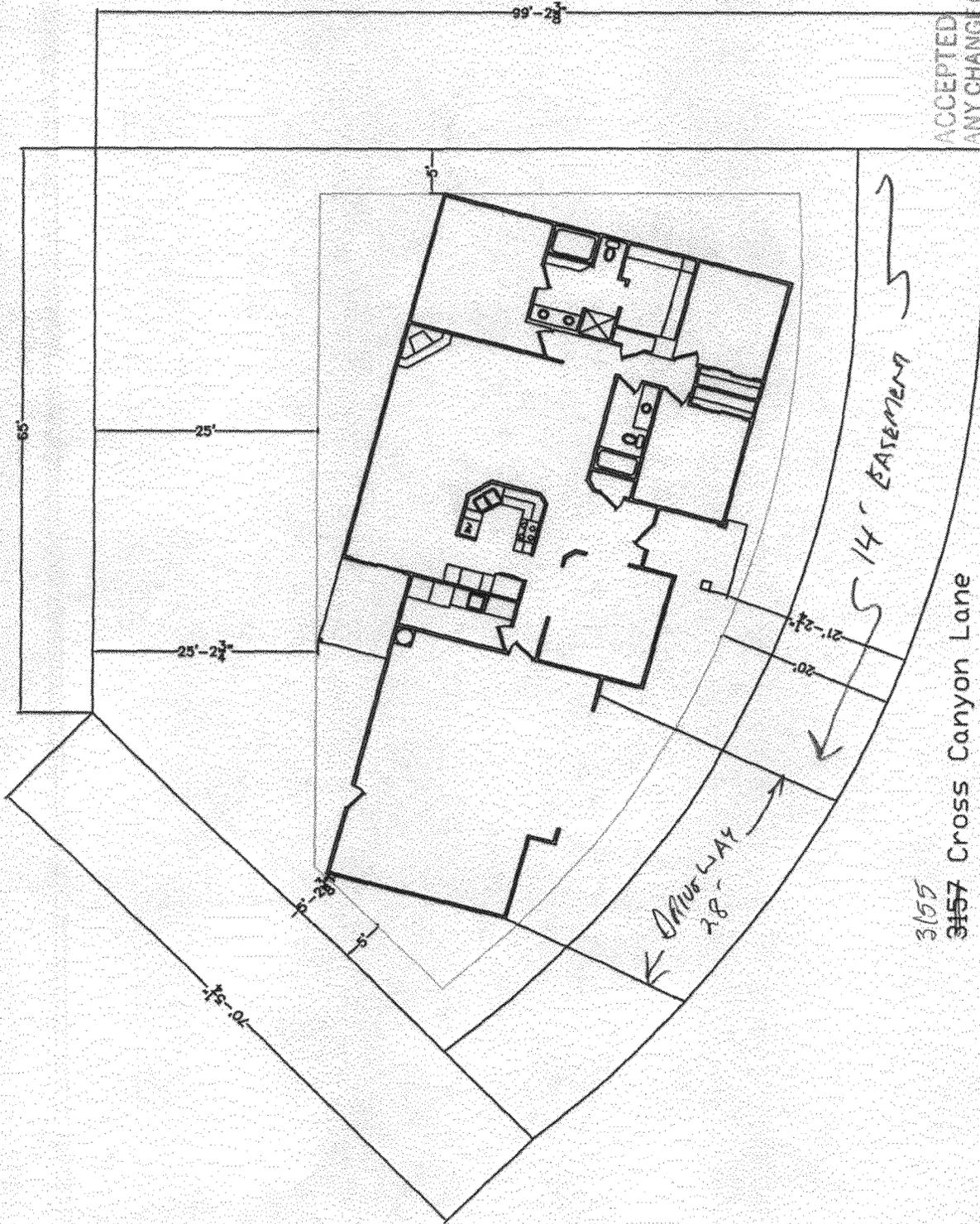
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 5/25/07
 Department Approval [Signature] Date 5/29/07

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. Paid @ Con
 Utility Accounting [Signature] Date 5/29/07

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)



3155
 3157 Cross Canyon Lane
 Lot 3, Block 3

Plot Plan

WS [Signature]

ACCEPTED
 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