

FEE \$ 10.<sup>00</sup>/<sub>1</sub>  
 TCP \$ 1589.<sup>00</sup>/<sub>1</sub>  
 SIF \$ 460.<sup>00</sup>/<sub>1</sub>

# PLANNING CLEARANCE

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

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

*P*

Building Address 2953 FOUR LOAF CR No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-052-84-011 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1851  
 Subdivision CHOCORGLON SUB Sq. Ft. of Lot / Parcel 7155  
 Filing 1 Block 1 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2570  
 Height of Proposed Structure 21

**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 (970) 245-9008

\*TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 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.**

<b>THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF</b>	
ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>60%<sup>70</sup></u>
SETBACKS: Front <u>20</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>25</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>D</u>	Driveway Location Approval <u>[Signature]</u> (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).

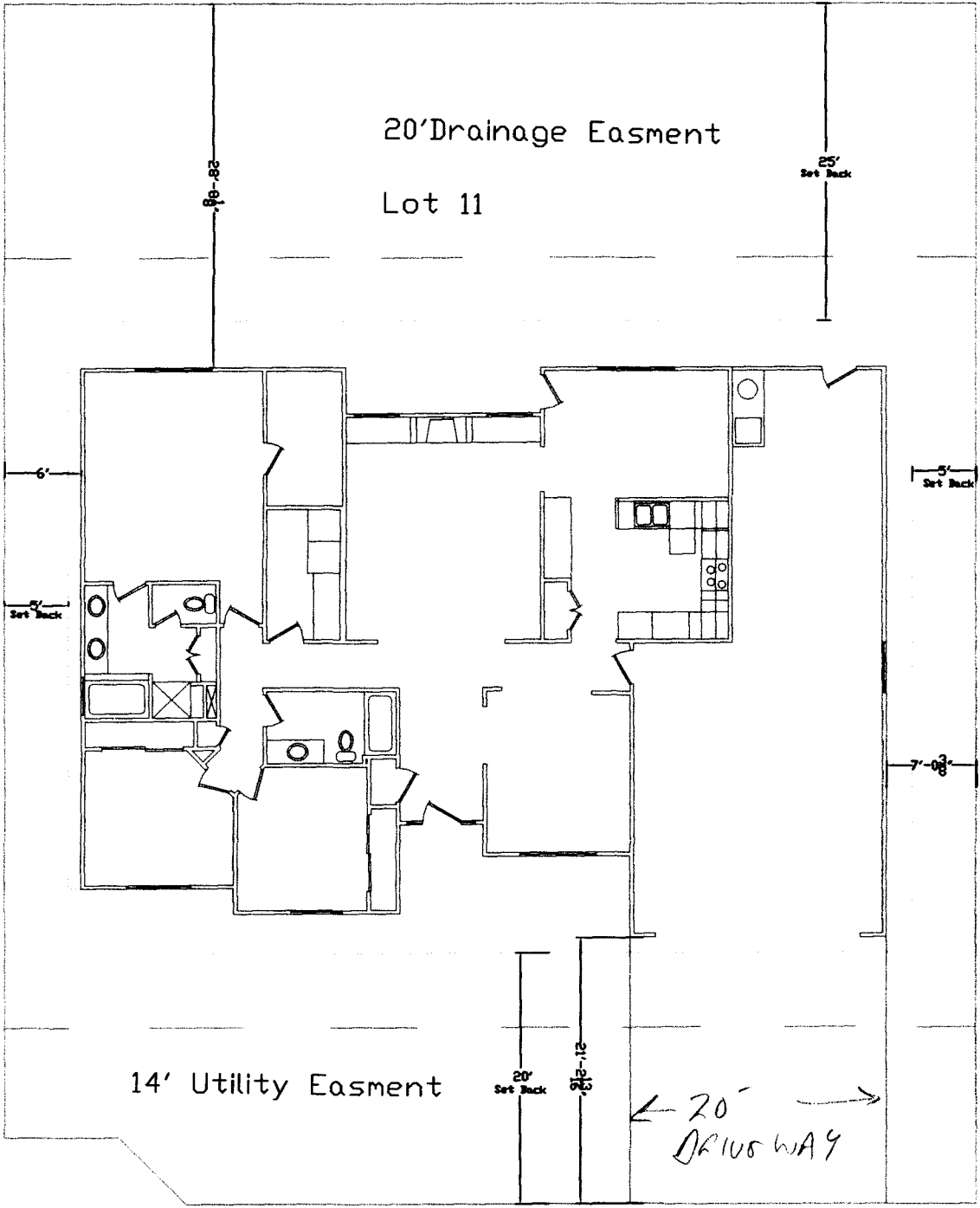
Applicant Signature [Signature] Date 9/21/07  
 Department Approval [Signature: Paul Humbert] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>Pa@CGV</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/27/07</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)

*[Handwritten signature]*

APPROVED  
BY  
SUPERVISOR  
DATE



14' Utility Easment

20' Drainage Easment

Lot 11

← 20' DRIVEWAY →

2953 Four Leaf Circle

Drivk ⇒ 7' ⇐

OK  
*[Handwritten signature]*  
2/24/02