

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

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

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

Building Address 652 CHERRY GLEN DR  
 Parcel No. 2947-052-84-002  
 Subdivision CHERRY GLEN SUB  
 Filing 1 Block 1 Lot 2

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2232  
 Sq. Ft. of Lot / Parcel 11,309 SQFT  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 3,500 SQFT  
 Height of Proposed Structure 26'

**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 <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
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>PD</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).

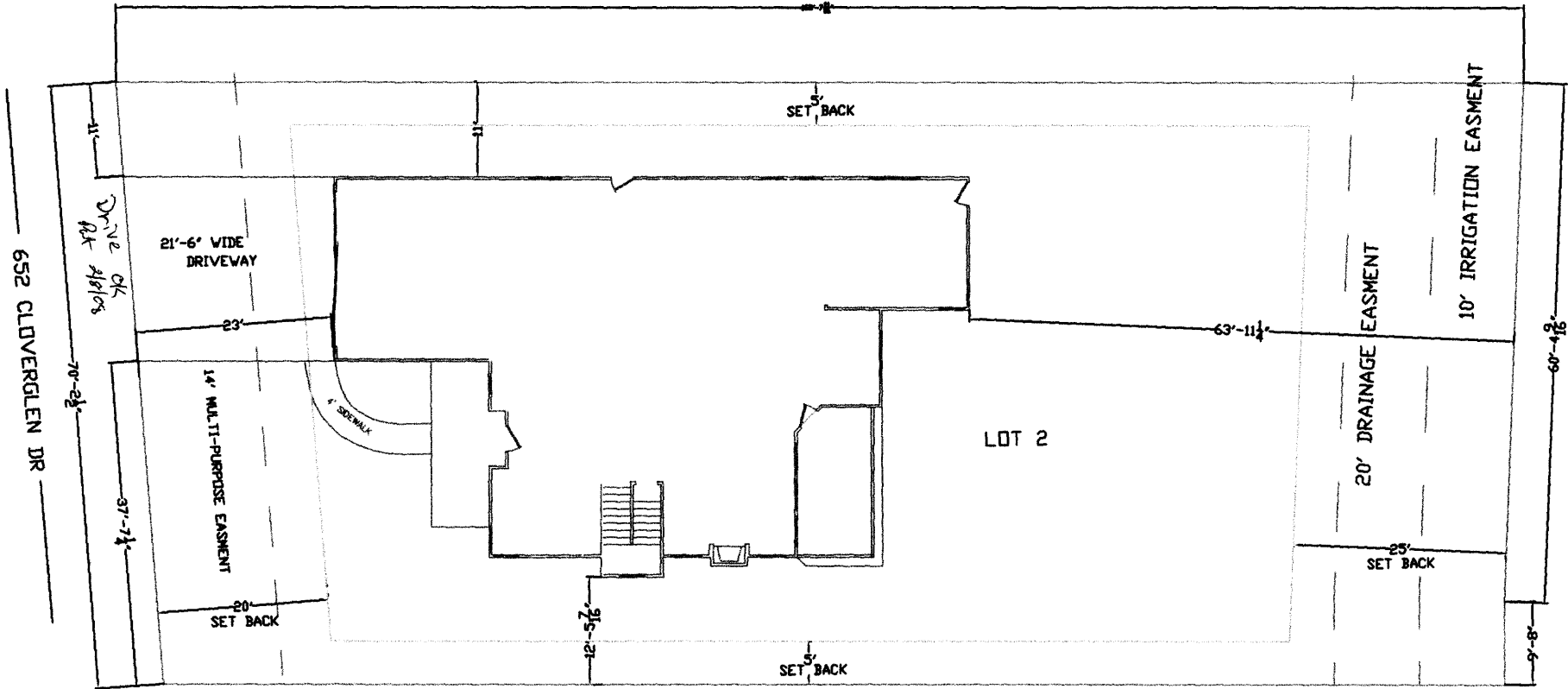
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature \_\_\_\_\_ Date 2/8/08  
 Department Approval PD J. A. Pugh Date 2/11/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>Per CGU 20873</u>
Utility Accounting <u>CBensley</u>	Date <u>2/11/08</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)

ACCEPTED *PD Julia A. Pan*  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING DIVISION.  
IT IS THE APPLICANT'S RESPONSIBILITY TO  
PROPERLY LOCATE AND IDENTIFY  
EASEMENTS AND PROPERTY LINES.



PLOT PLAN

