

FEE \$	10.00
TCP \$	1589.00
SIF \$	460.00

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

## Community Development Department

BLDG PERMIT NO. 44

Building Address 2943 Four Hoop Cir.  
 Parcel No. 2943-052-84-006  
 Subdivision CHOURGLON SUR  
 Filing 1 Block 1 Lot 8

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2260  
 Sq. Ft. of Lot / Parcel 6577 SQFT  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2266 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'/25'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>		
Side <u>5'/3'</u> from PL Rear <u>25'/5'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District <u>"A"</u>	Driveway Location Approval <u>JDH</u> <small>(Engineer's Initials)</small>		

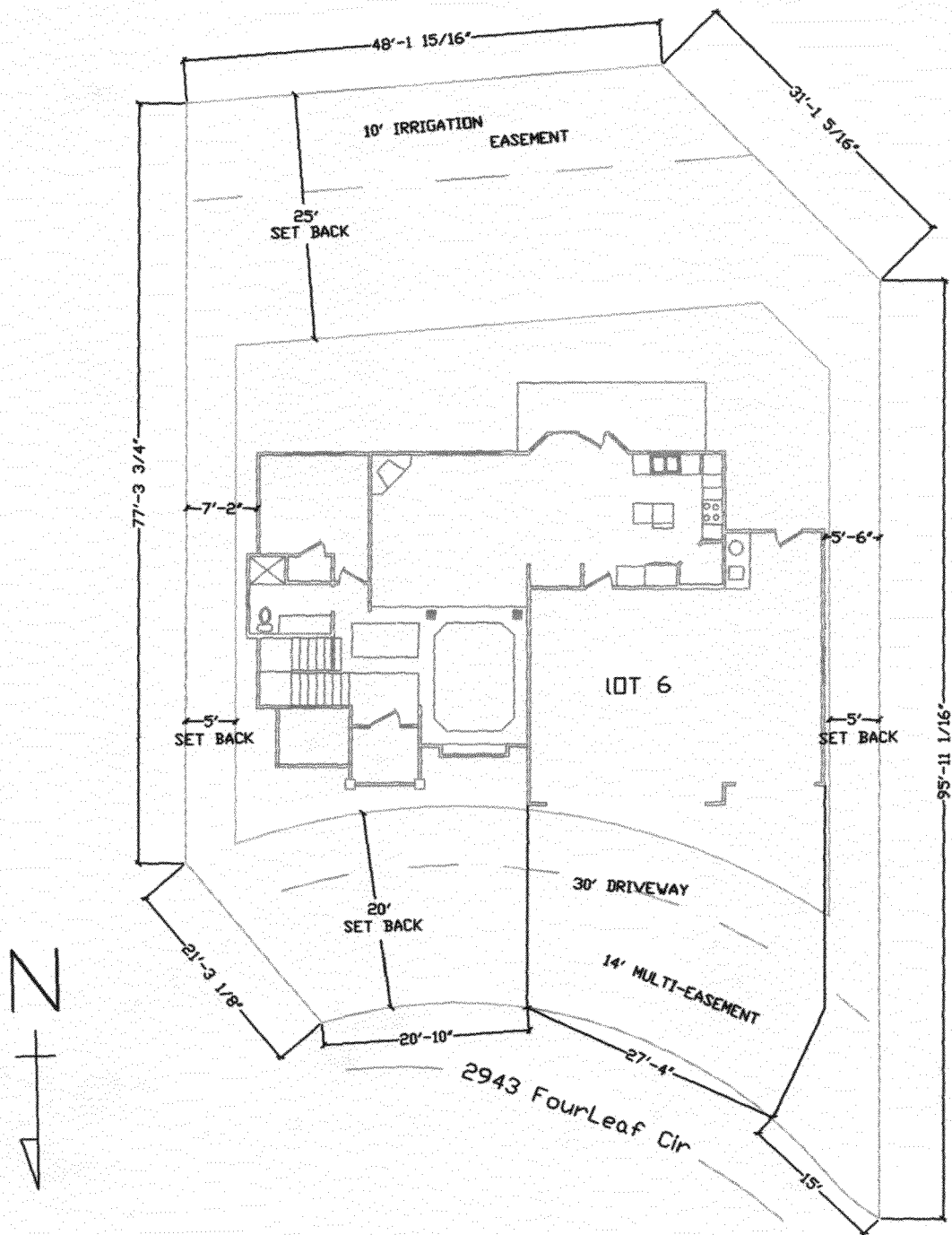
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 5/6/08  
 Department Approval [Signature] 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>5/13/08</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 *By Judith A. Fer*  
 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.