

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

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

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

Building Address 2957 Four Leaf Cir No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-052-84-013 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 2512  
 Subdivision CLOVERGLEN SUB Sq. Ft. of Lot / Parcel 9475  
 Filing 1 Block 1 Lot 13 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3500  
 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 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 D Driveway Location Approval PD (Engineer's Initials)

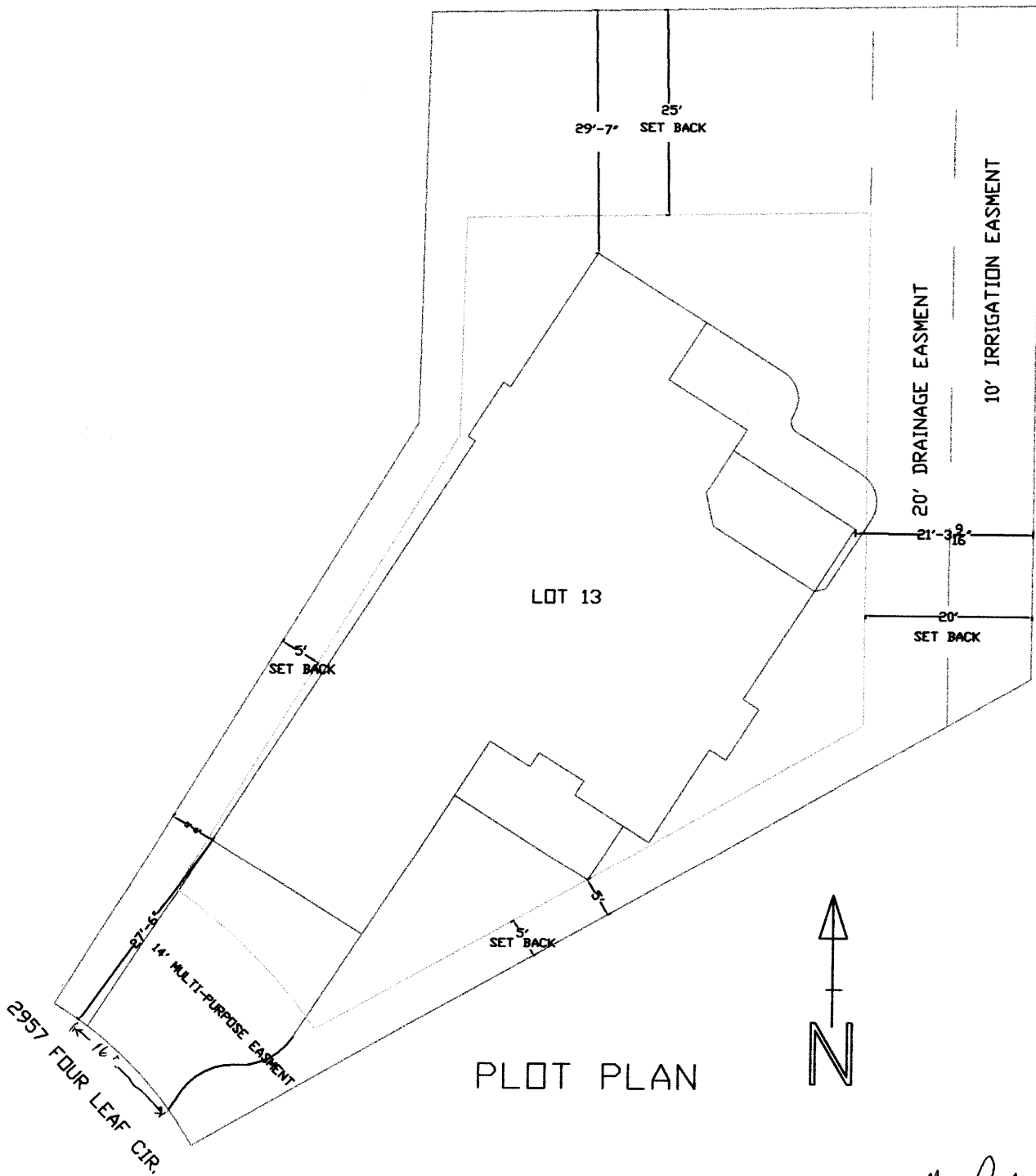
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 4/10/08  
 Department Approval [Signature] Date 4/10/08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD CGVSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/16/08</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)



PLOT PLAN



ACCEPTED *Pat Dunlop*  
 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.