

FEE \$	10
TCP \$	2,554
SIF \$	460

# PLANNING CLEARANCE

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

(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

Building Address 2950 Foxleaf Cir  
 Parcel No. 2943-052-86-003  
 Subdivision CLARK GLEN SUB  
 Filing 1 Block 3 Lot 3

No. of Existing Bldgs 6 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 8 Sq. Ft. Proposed 1573  
 Sq. Ft. of Lot / Parcel 7010  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 2900  
 Height of Proposed Structure 20'

**OWNER INFORMATION:**

Name SEDONA CAPITAL LLC  
 Address P.O. Box 4247  
 City / State / 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 SKOTTON CONSTRUCTION/INC  
 Address P.O. Box 4247  
 City / State / 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 PLANNING STAFF			
ZONE <u>R-5</u>	Maximum coverage of lot by structures <u>60%</u>	Permanent Foundation Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
SETBACKS: Front <u>20</u> from property line (PL)	Side <u>5</u> from PL Rear <u>25'</u> from PL	Floodplain Certificate Required: YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>	
Maximum Height of Structure(s) <u>40'</u>	Voting District <u>D</u>	Parking Requirement <u>2</u>	Special Conditions _____
Driveway Location Approval <u>ok</u>	(Engineer's Initials)		

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 8/23/2010  
 Planning Approval [Signature] Date 9-2-10

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>	W/O No. <u>20061</u>
Utility Accounting <u>[Signature]</u>	Date <u>9/2/10</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

FOUR LEAF CIRCLE

*JR 9-2-10*  
*Gayle Henderson*

**ACCEPTED**  
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

