

* FEE \$	10.00
TCP \$	198.00
SIF \$	292.00

# PLANNING CLEARANCE

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

BLDG PERMIT NO. 79904



Your Bridge to a Better Community

BLDG ADDRESS 2495 LAKE PARK SQ. FT. OF PROPOSED BLDGS/ADDITION 1510

TAX SCHEDULE NO. 2701-334-31-012 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION FUNSTAN BROOK TOTAL SQ. FT. OF EXISTING & PROPOSED 1510

FILING 1 BLK 1 LOT 12 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER SKOLTON CONSTRUCTION/PC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction

(1) ADDRESS PO Box 4247 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 245-9008 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT SKOLTON CONSTRUCTION/PC TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(2) ADDRESS PO Box 4247

(2) TELEPHONE 245-9008

**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 PD Maximum coverage of lot by structures 45%

SETBACKS: Front 15'20 from property line (PL) Permanent Foundation Required: YES  NO   
 or \_\_\_\_\_ from center of ROW, whichever is greater

Side 5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' *see bldg envelope* Special Conditions \_\_\_\_\_

CENSUS C TRAFFIC 4 ANNEX# \_\_\_\_\_

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 5/15/01

Department Approval Ronnie Edwards Date 5/21/01

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>13975</u>
Utility Accounting	<u>Dottie Vanover</u>		Date <u>5-21-01</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



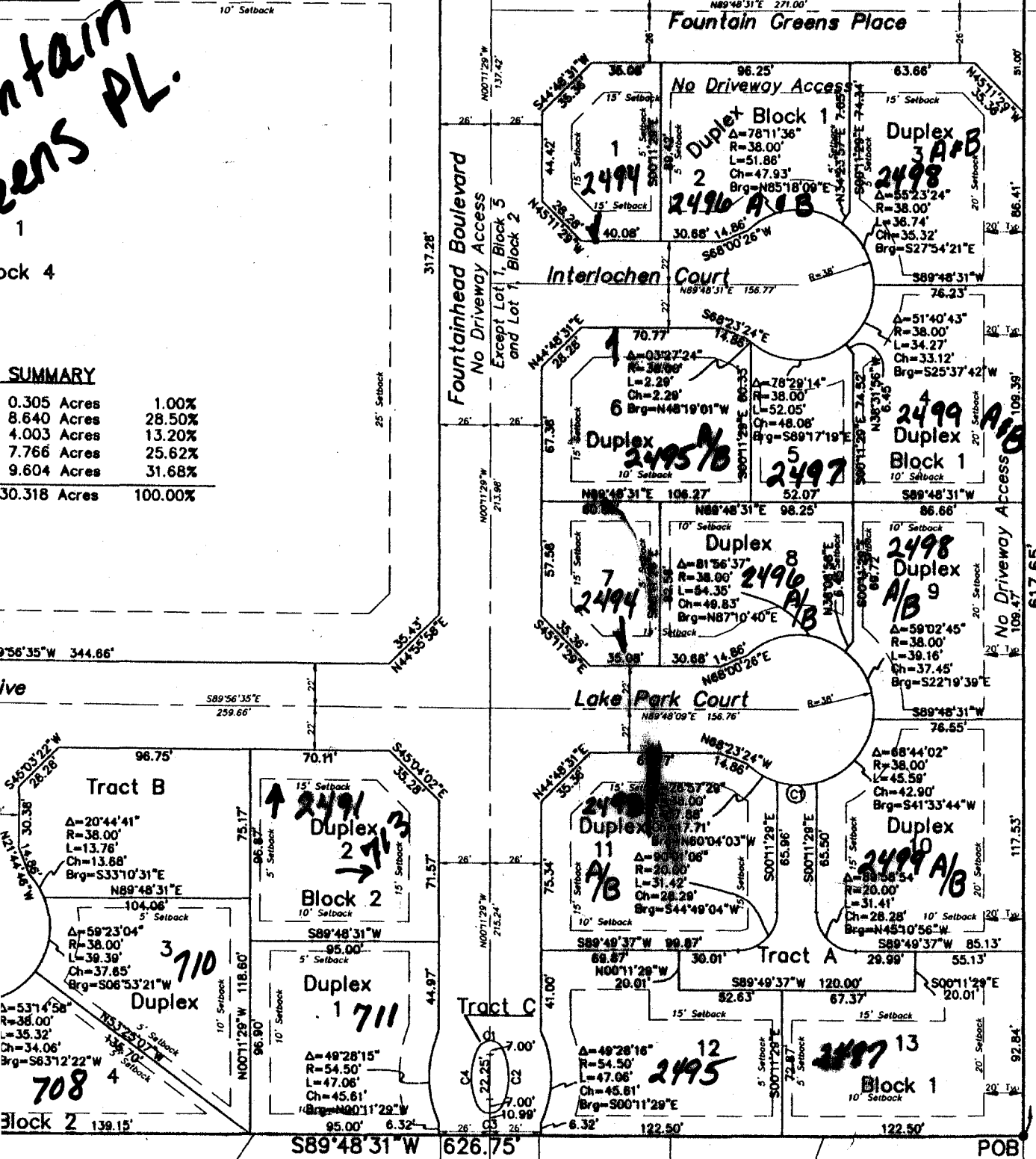
Fountain  
Greens PL.

N89°48'31"E 156.50'

N89°48'31"E 195.00'

**SUMMARY**

0.305 Acres	1.00%
8.640 Acres	28.50%
4.003 Acres	13.20%
7.766 Acres	25.62%
9.604 Acres	31.68%
30.318 Acres	100.00%



THE HELM AT FOUNTAINHEAD

THE COVE AT FOUNTAINHEAD

Δ=30°31'  
R=38.00'  
L=20.24'  
Ch=20.0'  
Brg=N88°

**CLERK AND RECORDER'S CERTIFICATE**

STATE OF COLORADO } ss

SE Corner  
Section 33  
T1N, R1W, UM