

FEE \$	10.00
TCP \$	158.50
SIF \$	292.00

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

BLDG PERMIT NO. 83406



Your Bridge to a Better Community

BLDG ADDRESS 2489 Lake Park A SQ. FT. OF PROPOSED BLDGS/ADDITION 1456

TAX SCHEDULE NO. 2701-334-32-022 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Fountain Woods TOTAL SQ. FT. OF EXISTING & PROPOSED 1456

FILING 1 BLK 2 LOT 7B NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) OWNER SKOTTM CONSTRUCTION INC. USE OF EXISTING BUILDINGS N/A^{TB}

(1) ADDRESS P.O. Box 4247 DESCRIPTION OF WORK & INTENDED USE Now Home

(1) TELEPHONE 245-9008 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) APPLICANT SKOTTM CONSTRUCTION INC.

(2) ADDRESS P.O. Box 4247

(2) TELEPHONE 245-9008

PAYED
MAR 04 2002

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 20' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 0'5' from PL, Rear 10' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 9 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 2/27/02

Department Approval Aylen Henderson Date 3-4-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14628</u>
Utility Accounting	<u>[Signature]</u>		Date <u>3/4/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

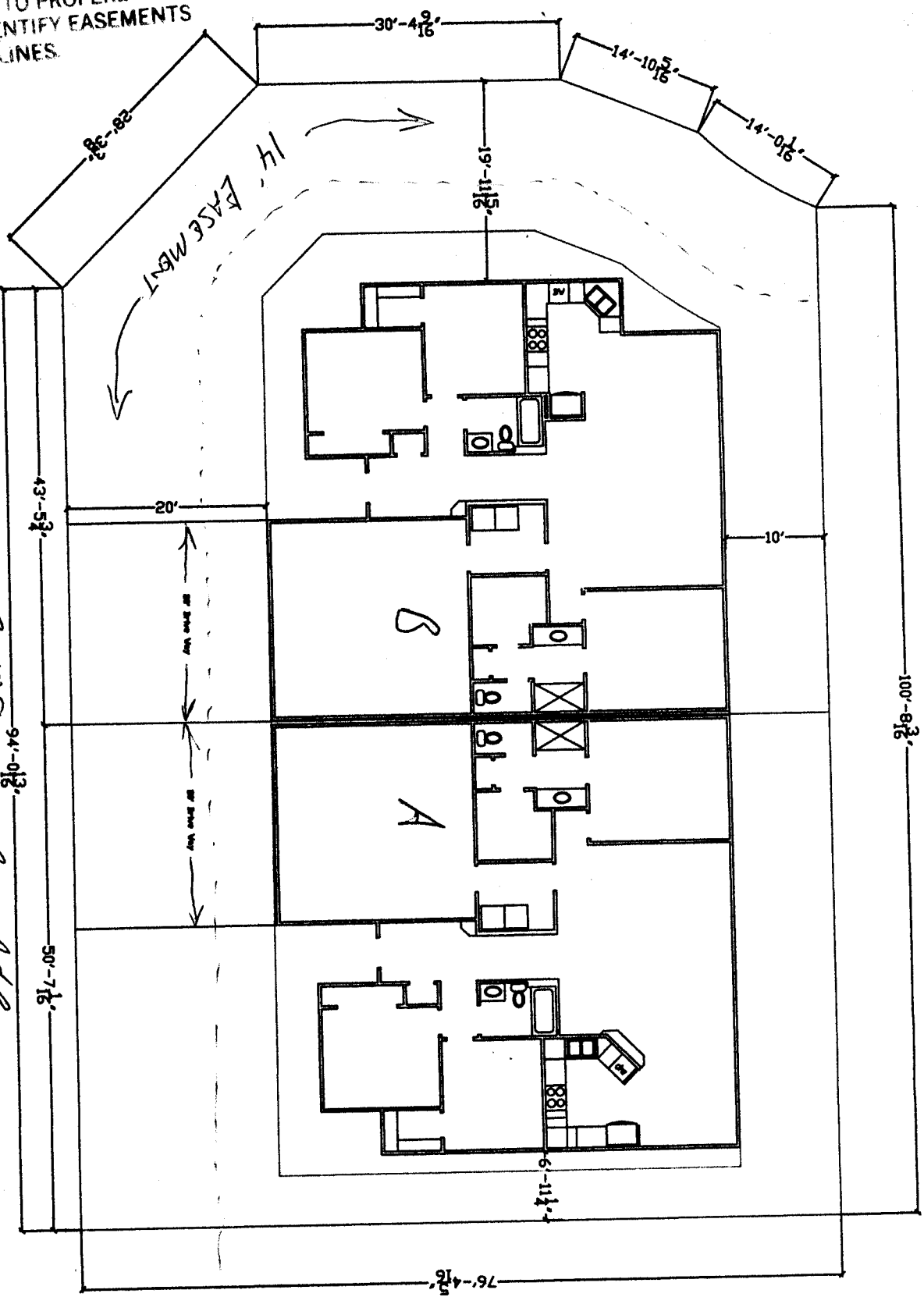
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

3-4-02
 ACCEPTED *Dayleen Henderson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

EIDER CT →

←
 LAKE PARK DR →

2489 LAKE PARK APTS



DRIVE OK
 4/4 3/4/02