

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

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

BLDG PERMIT NO. 900116



Your Bridge to a Better Community

BLDG ADDRESS 2483A Cambridge Pl SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
 TAX SCHEDULE NO. 2701-J34-J6-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
 FILING J BLK - LOT 42 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Fountain Greens LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1655 Walnut St Suite 300
Boulder, CO 80302 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY
 (2) APPLICANT STEIN CONSTRUCTION INC. ATTACHO
 (2) ADDRESS P.O. Box 4247 G.S. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (2) TELEPHONE (970) 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 per bldg law Maximum coverage of lot by structures _____
 SETBACKS: Front per bldg law from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear _____ from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

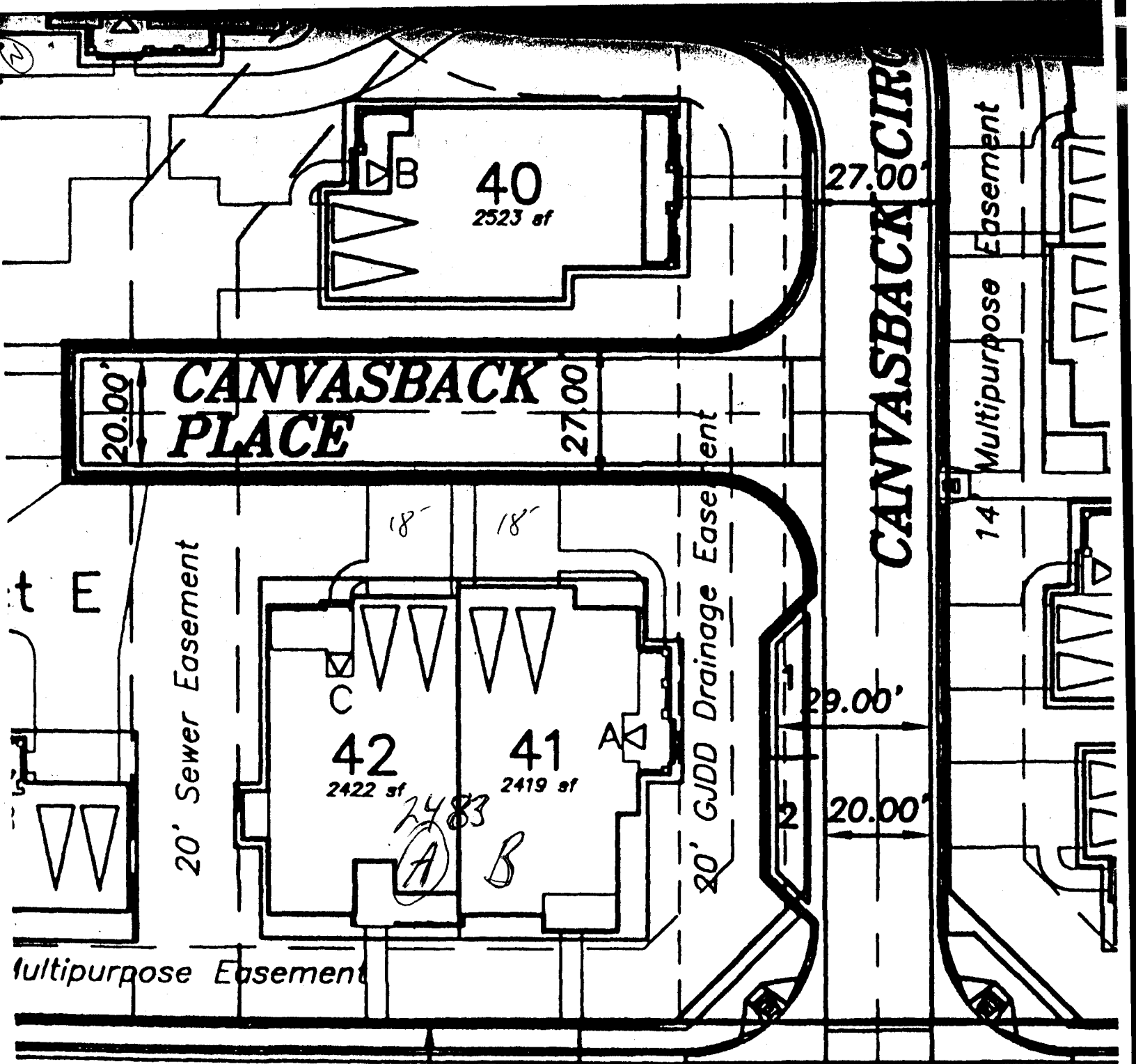
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6/18/03
 Department Approval Gayleen Henderson Date 6-20-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>6208</u>
Utility Accounting <u>[Signature]</u>	Date <u>6-20-03</u>		

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



LEVARD

R)
0'

6-20-03
 ACCEPTED *Gayle Anderson*
 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.

OL
 CU
 6/18/03

52' R.O.W.
 36'