

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

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

BLDG PERMIT NO. 88245



Your Bridge to a Better Community

BLDG ADDRESS 731 LAKE VIEW CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1419
 TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FANTAS GROWS SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 1419
 FILING 3 BLK _____ LOT 24 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER FANTAS GROWS LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1655 WALNUT ST. SUITE 300 BOULDER CO 80302
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT SKOTAS CONSTRUCTION LLC DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY RESIDENCE
 (2) ADDRESS P.O. Box 4247 TYPE OF HOME PROPOSED:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-9008 _____ Other (please specify) _____

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 _____
 SETBACKS: Front per plan from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, per plan from PL Parking Req'mt _____
 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 2/14/03
 Department Approval C. Faye Gibson Date 2/21/03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>15749</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>2/21/03</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)

ACCEPTED
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.

Gary Gibson
2/21/03

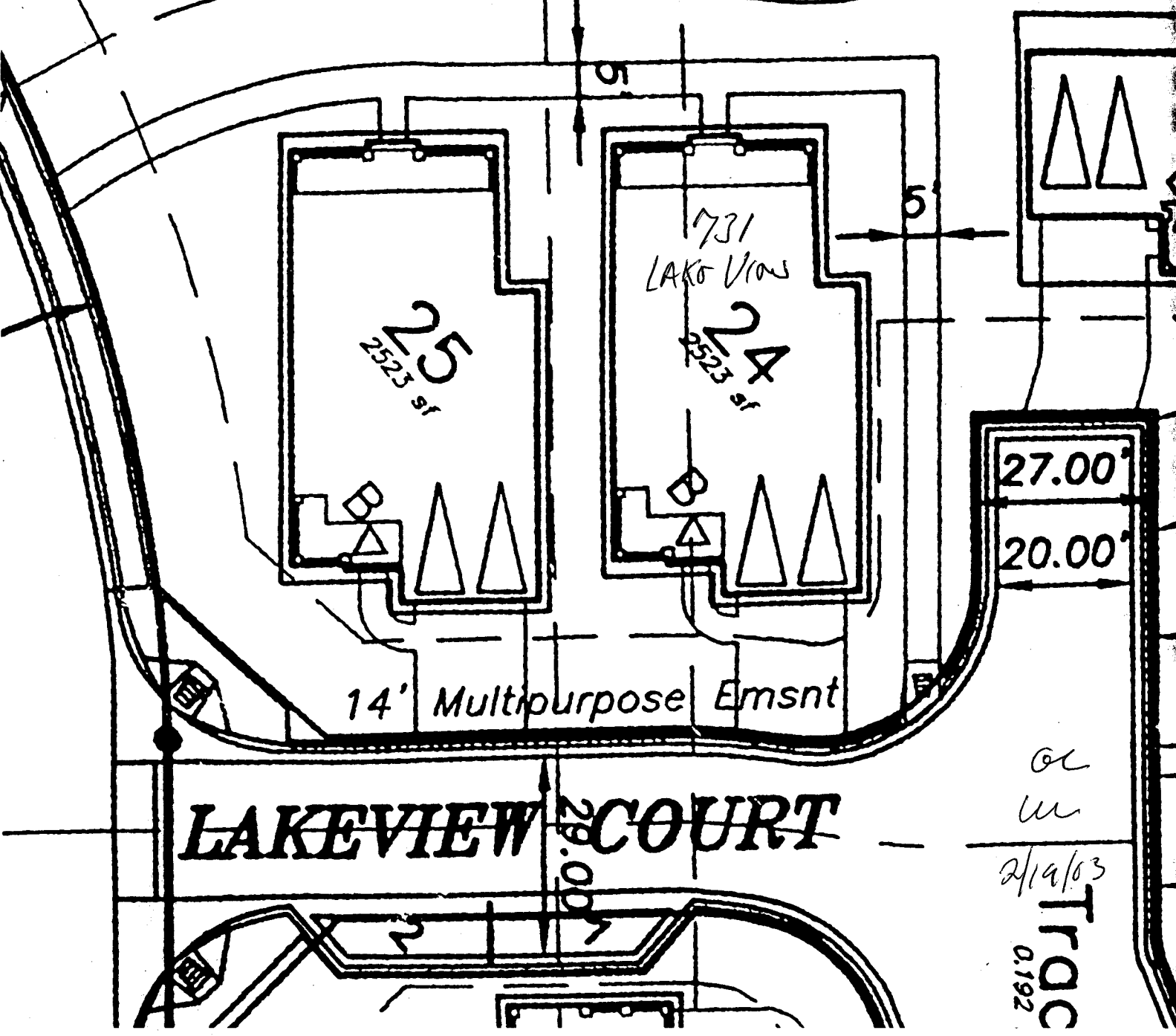
Easement

$R=65.00'$
 $L=67.08'$
 $Ch=64.14'$
 $Brg=N81^{\circ}51'33"E$

20' Sewer Easement

16' Access Easement

LS16835



14' Multipurpose Emsnt

LAKEVIEW COURT

OC
W
2/19/03
TRAC
0192