

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

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

BLDG PERMIT NO. 87937



Your Bridge to a Better Community

BLDG ADDRESS 732 LAKE VIEW CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1419

TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GROVES SUB. TOTAL SQ. FT. OF EXISTING & PROPOSED 1419

FILING 3 BLK ~~18~~ LOT 18 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER FOUNTAIN GROVES LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1655 WALNUT ST. SUITE 300 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT SKELTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS P.O. Box 4247 Manufactured Home (HUD)

(2) TELEPHONE (970) 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 _____ 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 _____

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 _____ Date 1/27/03

Department Approval Wesley Chagon Date 1/31/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15677</u>
Utility Accounting <u>OW</u>	Date <u>1/31/03</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)

21
2299 sf

20
2396 sf

Tract E

Alise Ragan 1/31/03
RETRBACKS MUST BE
CITY PLANNING
PLANT'S
PROPERLY
EASEMENTS
LINES

549'76"52"E
351'89"

19
2523 sf

732
LAKE VIEW CT.
18
2523 sf

Tract E

11

*Old
1/29/03*

