

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 88203



Your Bridge to a Better Community

**D**

BLDG ADDRESS 733 LAKE VIEW CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

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

SUBDIVISION FOUNTAIN GROVES SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 1353

FILING 3 BLK — LOT 20 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 BOULDER CO 80302

(1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT STATION CONVE. INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED HOMES

(2) ADDRESS P.O. Box 4247 TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify) \_\_\_\_\_

(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 \_\_\_\_\_

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

Side \_\_\_\_\_ from PL, Rear 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 [Signature] Date 2/21/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15745</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)

