

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

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

BLDG PERMIT NO. 87938



Your Bridge to a Better Community

BLDG ADDRESS 734 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 GREENS SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 1419  
 FILING 3 BLK XXX LOT 19 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER 1/6 DONALD J HUMPHREY  
 (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 SHULTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 4247  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE (970) 245-9008  Manufactured Home (HUD)  
 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 building envelope from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW whichever is greater  
 Side Per building envelope 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 Christie Tragon 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>15674</u>
Utility Accounting <u>OK</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

54976'52"E 354.89'

19  
2523 sf  
134  
BLAKE VIEW

18  
2523 sf

Tract E

11

*Arden Hagon 1/31/03*  
ACCEPTED TRACKS MUST BE  
CITY PLANNING  
THE APPLICANTS  
PROPERLY  
AND IDENTIFY EASEMENTS  
AND PROPERTY LINES

Easement

Tract B  
LAKE VIEW  
CWRT

Sewer

Esmdt

*OK  
11/29/03*