

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

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

BLDG PERMIT NO. 89663



Your Bridge to a Better Community

BLDG ADDRESS 730 C Lakewood Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1652
 TAX SCHEDULE NO. 270-734-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Greens Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1652
 FILING 3 BLK --- LOT 15 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 80502 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE Single Family Attached
 (2) APPLICANT SKOTTM CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS PO Box 4247 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 _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, Rear envelope from PL
 Permanent Foundation Required: YES NO
 Parking Req'mt 2
 Special Conditions _____
 Maximum Height _____ CENSUS _____ TRAFFIC _____ ANNEX# _____
B

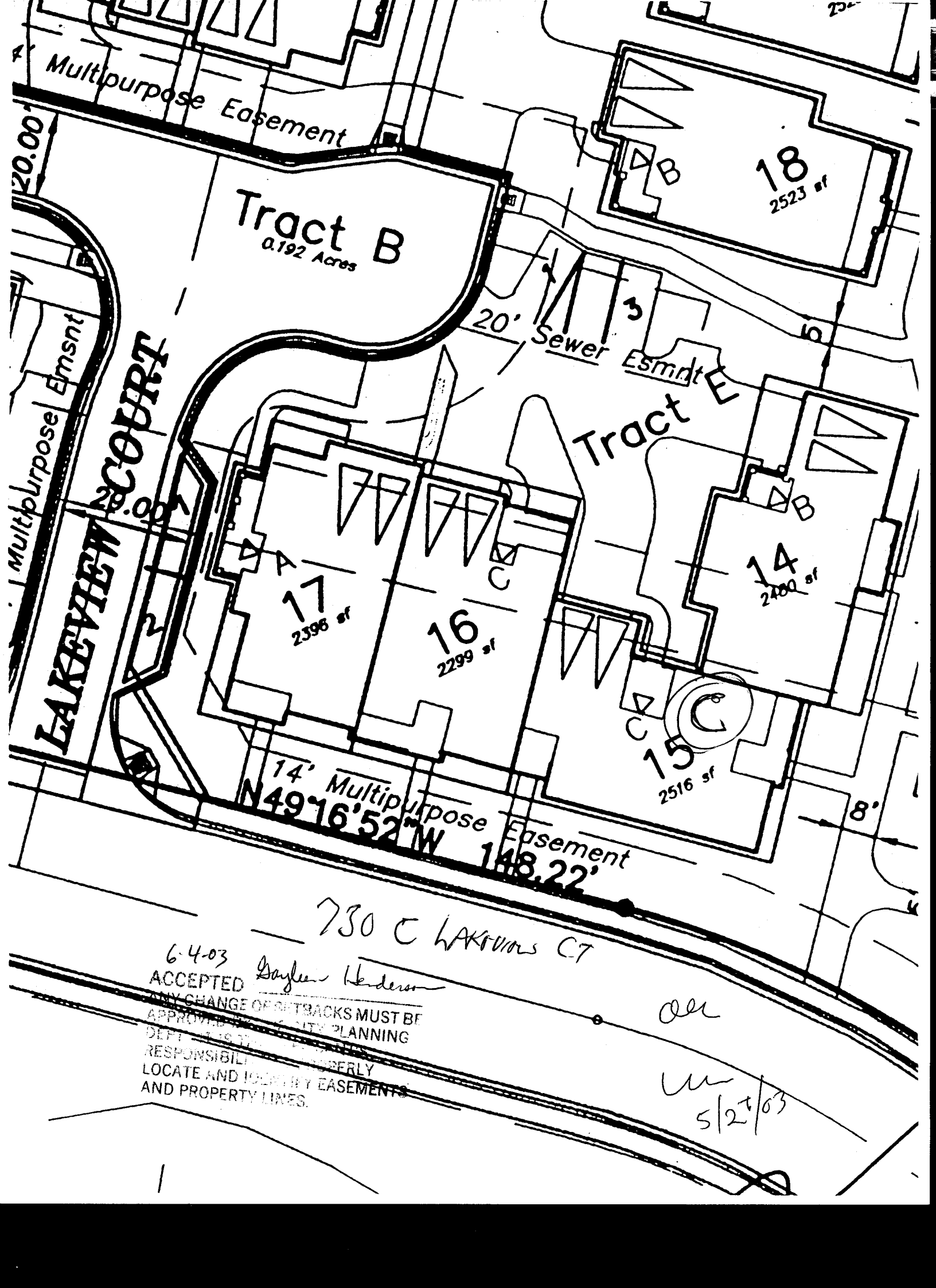
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 5/28/03
 Department Approval NA Dayleen Henderson Date 6-4-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16144</u>
Utility Accounting	<u>D Overholt</u>	Date	<u>6/4/03</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)



Multipurpose Easement

Tract B
0.192 Acres

18
2523 sf

20' Sewer Esmnt

Tract E

Multipurpose Emsnt
LAKEVIEW COURT

17
2396 sf

16
2299 sf

14
2400 sf

15
2516 sf

14' Multipurpose Easement
N49°16'52"W 148.22'

8'

730 E LAKEVIEW CT

6-4-03
ACCEPTED *Gayle Henderson*
ANY CHANGE OF SETBACKS MUST BE APPROVED BY CITY PLANNING DEPT. IT IS THE RESPONSIBILITY OF THE APPLICANT TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

all

W
5/27/03