

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. 89662



Your Bridge to a Better Community

BLDG ADDRESS 780 BLAKELINE CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
 TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FOUNTAIN GREENS SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
 FILING 3 BLK X LOT 16 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 WAUGHAN ST SUITE 300
BRUNNEN CO 80302 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED
 (2) APPLICANT SKOTTEN CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. 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 2 from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL, per building envelope Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

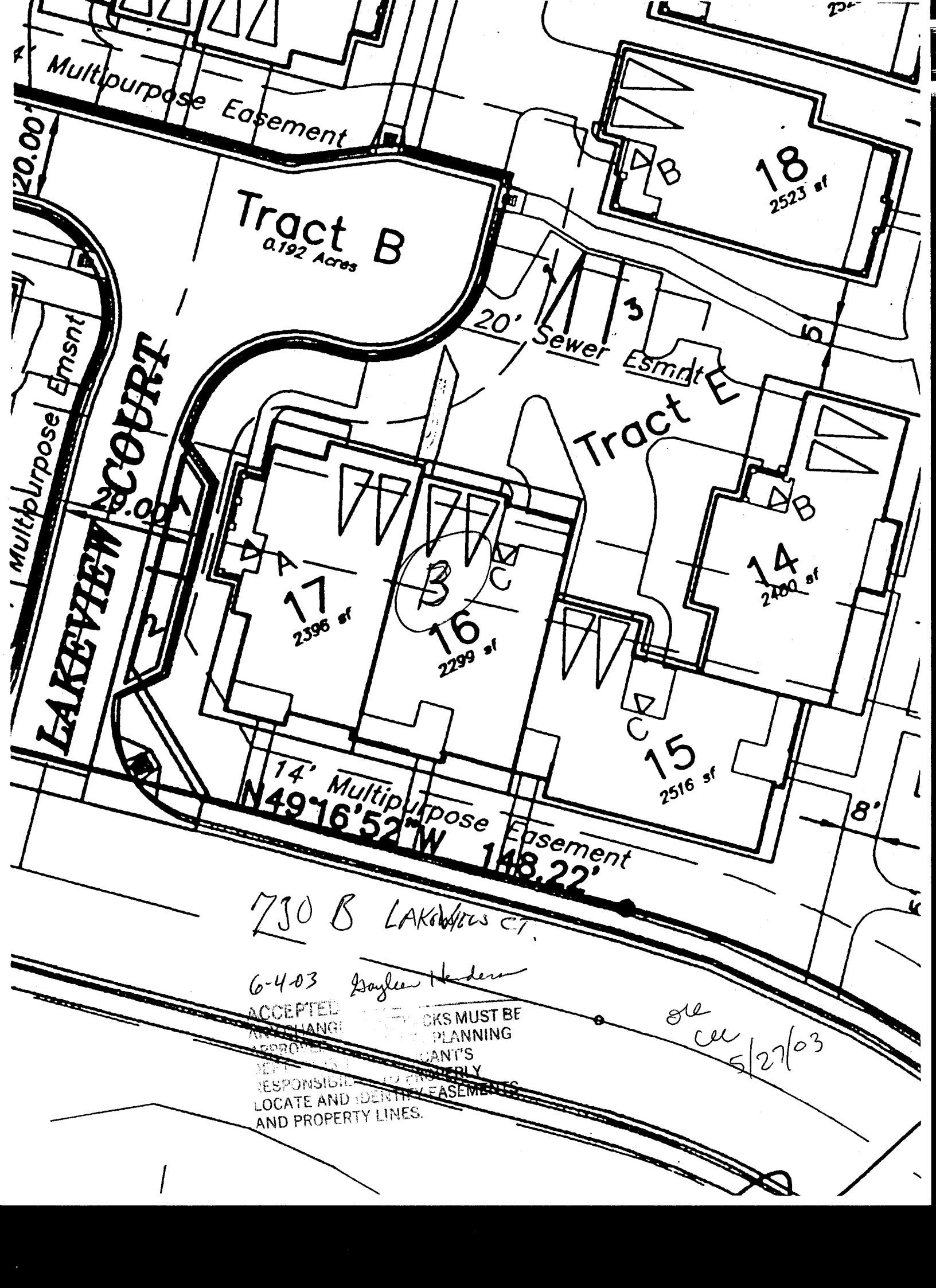
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department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

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	WIQ No. <u>96145</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/8/03</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

LAKEVIEW COURT

17
2396 sf

16
2299 sf

14
2400 sf

15
2516 sf

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

730 B LAKEVIEW CT.

6-4-03 Gayle H. ...

ACCEPTED FOR RECORDS MUST BE
APPROVED BY PLANNING
DEPARTMENT. THE PLANNING
DEPARTMENT IS NOT RESPONSIBLE FOR
LOCATING AND IDENTIFYING EASEMENTS
AND PROPERTY LINES.

see
cc
5/27/03