

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

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

BLDG PERMIT NO. 89661



Your Bridge to a Better Community

BLDG ADDRESS 730 A LAKEVIEW CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

TAX SCHEDULE NO. 2701-334-76-002 SQ. FT. OF EXISTING BLDGS 0

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

FILING 3 BLK --- LOT 17 NO. OF DWELLING UNITS:

(1) OWNER FOUNTAIN GREENS LLC Before: 0 After: 1 this Construction

(1) ADDRESS 1655 WALNUT ST Suite 300 NO. OF BUILDINGS ON PARCEL

(1) TELEPHONE (303) 442-3375 Before: 0 After: 1 this Construction

(2) APPLICANT SKELTON CONSTRUCTION INC. USE OF EXISTING BUILDINGS N/A

(2) ADDRESS P.O. Box 4247 DESCRIPTION OF WORK & INTENDED USE SINGLE FENCE ATTACHED

(2) TELEPHONE 245-9008 TYPE OF HOME PROPOSED:

- Site Built
- Manufactured Home (UBC)
- 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 _____ from PL, Rear envelope from PL 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 _____ Date 5/28/03

Department Approval NA Gayle Henderson Date 6-4-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16146</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)

