

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

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

BLDG PERMIT NO. 88205



Your Bridge to a Better Community

BLDG ADDRESS 733 ^A LAKEVIEW CT SQ. FT. OF PROPOSED BLDGS/ADDITION 1490
 TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Groves Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1490
 FILING 3 BLK - LOT 23 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER FOUNTAIN GROVES LLC
 (1) ADDRESS 1655 WALNUT ST SUITE 300 BOULDER, CO 80302
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT SKELTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE Single Family ATTACHED HOME
 (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 RD 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 Per Plot 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 [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>4215748</u>
Utility Accounting <u>[Signature]</u>	Date <u>3/21/08</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)

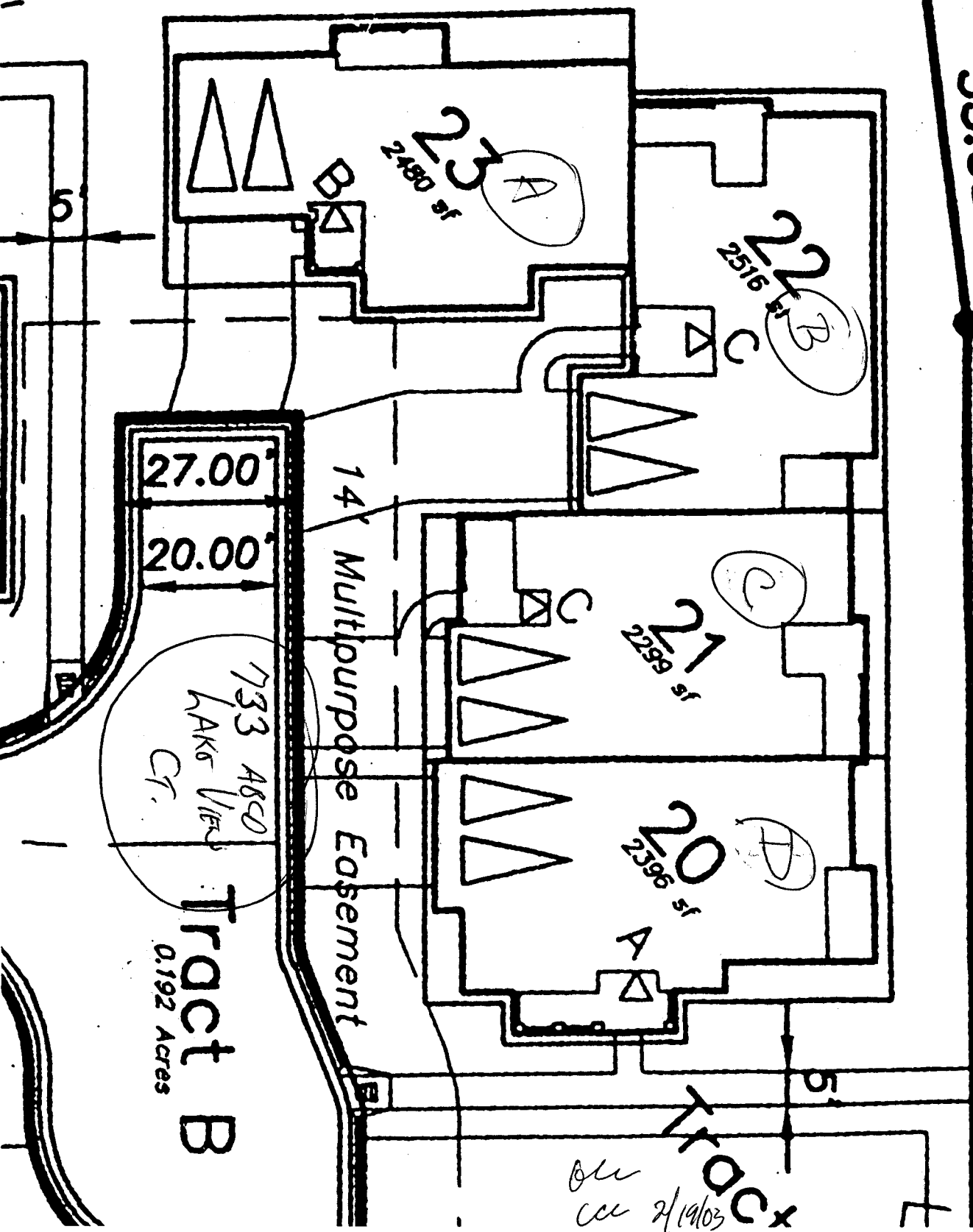
ACCEPTED *C. Faye Johnson* 2/10/03
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

N42°51'00"E
132.08'

N81°14'33"E

S56°10'33"E
53.03'

Gravel Road



27.00'

20.00'

14' Multipurpose Easement

733 A800
LAKE VIEW
Cr.

Tract B
0.192 Acres

2299 sq ft
C

2192 sq ft
A

2516 sq ft
B

2480 sq ft
A

Tract B
see 2/10/03