

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88206



Your Bridge to a Better Community

BLDG ADDRESS 733 ^B LAKE View Cr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1652

TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fountain Greens Sub TOTAL SQ. FT. OF EXISTING & PROPOSED 1652

FILING 3 BLK - LOT 22 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. 80302 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (303) 442-3325 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY
ATTACHED HOME

(2) APPLICANT SKETCH CONSTRUCTION LLC TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS P.O. Box 4247

(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 Plan from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____

Side _____ 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

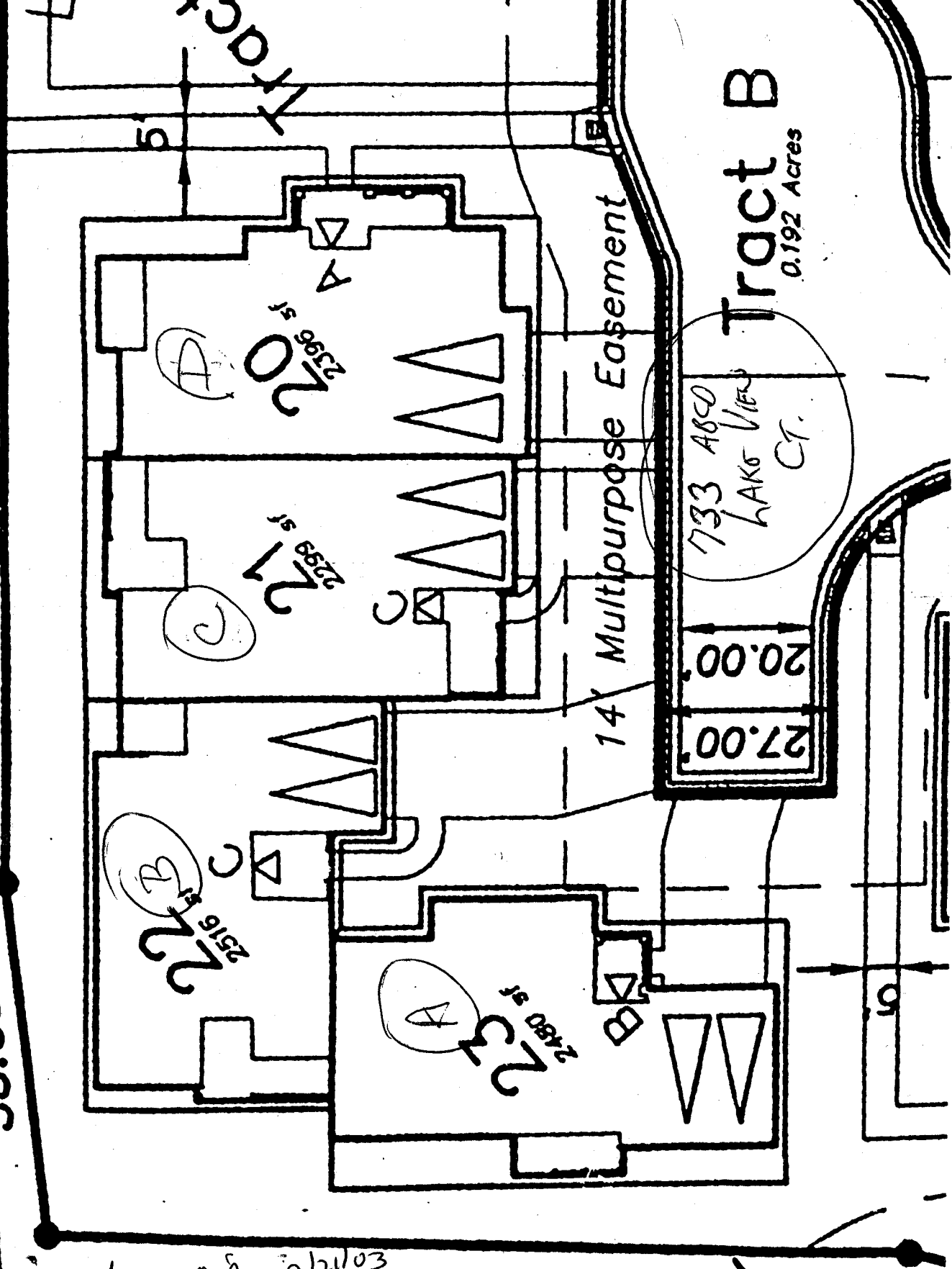
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15747</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/21/03</u>

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)

Gravel Road

S56°10'33"E
53.03'



Tract B
0.192 Acres

733 ABCD
LAKE VIEW
CT.

14' Multipurpose Easement

27.00'
20.00'

ACCEPTED *P. J. ... 2/19/03*
 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'

cu
2/19/03

N81°51'33"E
132.08'