

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____



Building Address 727 B SCOTERS CIR.

No. of Existing Bldgs 0 Proposed 1

Parcel No. 2701-334-36-068

Sq. Ft. of Existing Bldgs 0 Proposed 1625

Subdivision FOUNTAIN GROVES

Sq. Ft. of Lot / Parcel _____

Filing 3 Block 1 Lot 66

Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name FOUNTAIN GROVES LLC

DESCRIPTION OF WORK & INTENDED USE:

Address 1655 WALNUT ST / SUITE 300

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

City / State / Zip BOULDER, CO 80302

***TYPE OF HOME PROPOSED:**

APPLICANT INFORMATION:

Name SKELTON CONSTRUCTION INC

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

Address PO Box 4247

City / State / Zip B.J. CO 81502

NOTES: SINGLE FAMILY ATTACHED

Telephone (970) 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 PD Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) Permanent Foundation Required: YES NO

Side _____ from PL Rear _____ from PL Parking Requirement 2

Maximum Height of Structure(s) _____ Special Conditions per bldg eno

Voting District B Driveway Location Approval W (Engineer's Initials)

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 12/16/03

Department Approval [Signature] Date 12/19/03

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 16837

Utility Accounting [Signature] Date 12/19/03

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

2523 sf

65
2523 sf

66
2423 sf

67
2419 sf

14' Multipurpose

14' Multipurpose Easement

CIRCLE

SCOTERS

10' Multipurpose Easement

R.O.W.

5'

727 B

SCOTERS

24.00

7.00

35.51' W
35.51' W
35.45' W

S89°52'28" W

35.88'

all
w
12/17/03

12/19/03

C. Jones Hall

ACCEPTED
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.

IAL COLLECTOR)