

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

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

BLDG PERMIT NO. 90946



Your Bridge to a Better Community

BLDG ADDRESS 730 ASCOTERS CR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1353  
 TAX SCHEDULE NO. 2201-334-36-051 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION FOUNTAIN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1353  
 FILING 3 BLK     LOT 49 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Fountain Groves LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) ADDRESS 1651 WALNUT ST SUITE 300  
BOULDER, CO 80302 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY  
ATTACHO  
 (2) APPLICANT SKELTON CONSTRUCTORS/INC. TYPE OF HOME PROPOSED:  
X Site Built     Manufactured Home (UBC)  
    Manufactured Home (HUD)  
 (2) ADDRESS P.O. Box 4247 G.S.     Other (please specify)      
 (2) 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 RD Maximum coverage of lot by structures bdg envelope  
 SETBACKS: Front     from property line (PL) Permanent Foundation Required: YES X NO      
 or     from center of ROW, whichever is greater  
 Side per Bldg from PL, Rear     from PL Parking Req't 2  
 Maximum Height envelope Special Conditions      
 CENSUS B TRAFFIC N/A ANNEX#    

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 8/14/03  
 Department Approval 76. Ronnie Edwards Date 8/22/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>6465</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/22/03</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)

20'X9' STALLS  
TYPICAL ALL

# Tract D

0.363 Acres

SCOTERS CIR.

*Ronnie* 8/22/03

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.

← 18' →

A  
**49**  
2419 sf

C  
**50**  
2422 sf

B  
**51**  
2523 sf.

730 A  
SCOTERS CIR.

Easement  
Multipurpose

C  
**48**

*Old*  
8/19/03

