

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 89888



Your Bridge to a Better Community

BLDG ADDRESS 735 O SOTOS Ck SQ. FT. OF PROPOSED BLDGS/ADDITION 1490

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

SUBDIVISION FOUNTAIN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1490

FILING J BLK --- LOT 59 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER FOUNTAIN GROVES LLC NO. OF BUILDINGS ON PARCEL
1655 WALNUT ST. SUITE 300 Before: 0 After: 1 this Construction

(1) ADDRESS BUILDING, Co 80302 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHMENT

(2) APPLICANT SKOTTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
X Site Built --- Manufactured Home (UBC)
--- Manufactured Home (HUD)
--- Other (please specify) ---

(2) ADDRESS PO Box 4247

(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 PD Maximum coverage of lot by structures ---

SETBACKS: Front per building from property line (PL) Permanent Foundation Required: YES --- NO ---
 or --- from center of ROW, whichever is greater

Side --- from PL, Rear --- from PL Parking Req'mt ---

Maximum Height envelope Special Conditions ---

CENSUS --- TRAFFIC --- ANN# ---

B

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 6/10/03

Department Approval NA C. Faye Nelson Date 6/13/03

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No <u>16181</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/13/03</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)

ACCEPTED *C. Faye Wilson* 0115103
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.

