

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 227 A SCOTERS CR.
 Parcel No. 2701-334-36-069
 Subdivision FOUNTAIN GROVES
 Filing 3 Block 1 Lot 67

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1353
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name FOUNTAIN GROVES LLC
 Address 1655 WALNUT ST SUITE 300
 City / State / Zip Boulder, CO 80302

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SKELTON CONSTRUCTION INC.
 Address P.O. Box 4247
 City / State / Zip G.J. CO 81502
 Telephone (970) 245-9008

***TYPE OF HOME PROPOSED:**

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

NOTES: SINGLE FAMILY ATTACHED

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 cov

Voting District B Driveway Location Approval cm (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 _____ Date 12/16/03

Department Approval At C. Faye Hall Date 12/19/03

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 16838

Utility Accounting 0 answer 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

14' Multipurpose

14' Multipurpose Easement

65
2523 sf

CIRCLE

R.O.W.

5'

SCOTERS

10' Multipurpose Easement

66
2423 sf

727 B

24.00

SCOTERS

67
2419 sf

17.00

35.50
35.00
34.50
35.00
W

S89°52'28" W

35.88'

all
w
12/17/03

ACCEPTED *C. Jane Hall* 12/19/03
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.

IAL COLLECTOR)