

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 728 A SCOTERS CIR. No. of Existing Bldgs 0 Proposed 1
 Parcel No. 2701-334-36-049 Sq. Ft. of Existing Bldgs 0 Proposed 1353
 Subdivision FOUNTAIN GREENS Sq. Ft. of Lot / Parcel _____
 Filing 3 Block / Lot 47 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name FOUNTAIN GREENS 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 SKELETON 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 ATTACHD

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) per bldg envelope Special Conditions _____
 Voting District B Driveway Location Approval ur (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 <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>6835</u>
Utility Accounting <u>[Signature]</u>	Date <u>12/19/03</u>		

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

CIRCUIT

Easemen

SCOTERS

10' Multipurpose

6

48

2422 sf

728 B

C

SCOTERS

47 A

2419 sf

A

Track

24.00

17.00

5

S85

W

ACCEPTED Cy Chase 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.

all
 CC
 12/17/03