

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

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

BLDG PERMIT NO. 90947



Your Bridge to a Better Community

BLDG ADDRESS 730 B SCOTERS CIR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1625

TAX SCHEDULE NO. 2701-384-J6-052 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1625

FILING 3 BLK --- LOT 50 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 BUNLOK, CO 80802 USE OF EXISTING BUILDINGS N/A

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

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

(2) ADDRESS P.O. Box 4247 GJ.

(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 bdg envelope

SETBACKS: Front --- from property line (PL)
 or --- from center of ROW, whichever is greater
 Side per Bldg envelope from PL, Rear --- from PL
 Maximum Height envelope

Permanent Foundation Required: YES X NO ---

Parking Req'mt 2

Special Conditions ---

CENSUS B TRAFFIC N/A ANN# ---

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 <u>✓</u>	NO	W/O No. <u>16466</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

SCOOTERS CR.

Donnie 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'→

Easement

Multipurpose

A

49
2419 sf

50
2422 sf
730-B
SCOOTERS CR.

C

B

51
2523 sf.

on
on
8/19/03

C

48