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

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

BLDG PERMIT NO. 89882



Your Bridge to a Better Community

BLDG ADDRESS 735 B SECTORS GR SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
 TAX SCHEDULE NO. 270-334-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FOUNTAIN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
 FILING 3 BLK --- LOT 61 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 Boulder, CO 80302
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT SKSCTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED
 (2) ADDRESS P.O. 4247 TYPE OF HOME PROPOSED:
 (2) TELEPHONE (970) 245-9008 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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)
 or _____ from center of ROW, whichever is greater
 Side per building envelope from PL, Rear _____ from PL
 Permanent Foundation Required: YES _____ NO _____
 Parking Req'mt _____
 Special Conditions _____
 Maximum Height _____
 CENSUS _____ TRAFFIC _____ 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 6/10/03
 Department Approval NAC. Fairman Date 6/13/03

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|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>16183</u> |
| Utility Accounting | <u>W Overhead</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)

0115103
ACCEPTED *C. Faye Wilson*
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.

