

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

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

BLDG PERMIT NO. 89885



Your Bridge to a Better Community

BLDG ADDRESS 735 A SCOTTS CIRCLE SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

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

SUBDIVISION FURNITAN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1353

FILING 3 BLK 1 LOT 62 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS BOWLING, CO 80302 USE OF EXISTING BUILDINGS N/A

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

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

(2) ADDRESS P.O. Box 4247 GS

(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 from property line (PL) Permanent Foundation Required: YES NO
 or from center of ROW, whichever is greater
Building envelope

Side from PL, Rear from PL Parking Req'mt

Maximum Height Special Conditions

B CENSUS TRAFFIC ANNX#

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>16184</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. Tays Wilson* 6/13/03
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.

