

FEE \$ 70.00
TCP \$ 500.00
SIF \$ 292.00

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

BLDG PERMIT NO. 90978



Building Address 736 O SCOTERS CR
 Parcel No. 2701-334-36-058
 Subdivision FOUNTAIN GROWS
 Filing 3 Block Lot 56

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1490
 Sq. Ft. of Lot / Parcel 2901
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed)

OWNER INFORMATION:

Name FOUNTAIN GROWS LLC
 Address 1655 WALNUT ST SOUTH JUD
 City / State / Zip BOULDER, CO 80502

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name SKOLTON CONSTRUCTION INC.
 Address P.O. Box 4247
 City / State / Zip B.T. CO 81502
 Telephone (970) 245-9008

***TYPE OF HOME PROPOSED:**

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

NOTES:

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 <u>PD</u>	Maximum coverage of lot by structures <u> </u>
SETBACKS: Front <u> </u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u> </u> from PL Rear <u> </u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>per building envelope</u>	Special Conditions <u> </u>
Voting District <u>B</u> Driveway Location Approval <u> </u> (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 8/20/03

Department Approval NA C. Faye DeBor Date 8/25/03

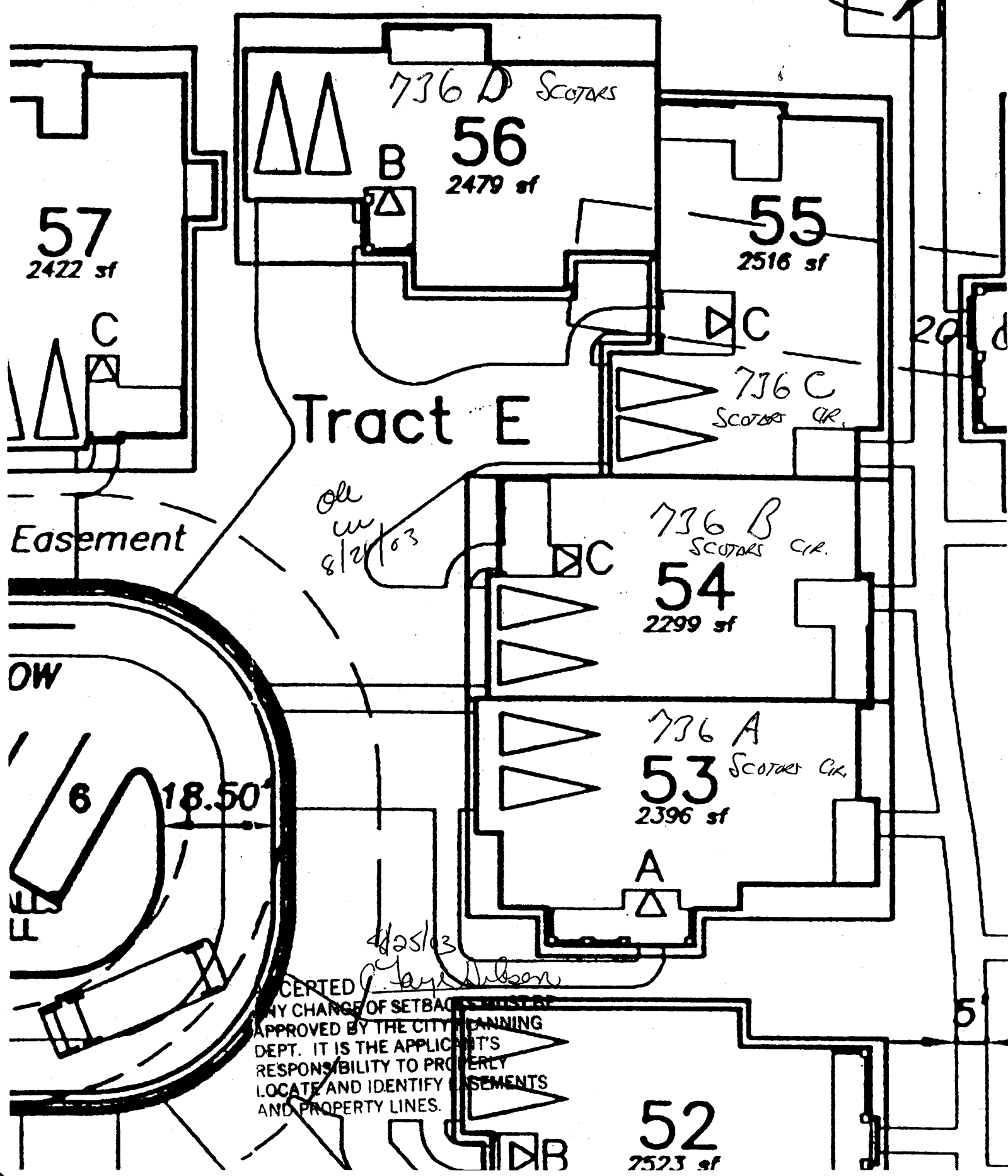
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 16484

Utility Accounting [Signature] Date 8/25/03

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)

Pump House Easement

S89°54'05"E 413.45'



4/25/03
CERTIFIED
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.

52
2523 sf