

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88256



Your Bridge to a Better Community

BLDG ADDRESS 726 A Shore Cr. SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
TAX SCHEDULE NO. 2701-384-36-002 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
FILING 3 BLK 1 LOT 3 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER Fountain Greens LLC NO. OF BUILDINGS ON PARCEL
1655 WALNUT ST - Suite 300 Before: 0 After: 1 this Construction
(1) ADDRESS Boulard Co 80302
(1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
(2) APPLICANT SKOLTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED
(2) ADDRESS P.O. Box 4247 GJ. 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 Permanent Foundation Required: YES NO _____
Side 420' Bldg from PL Rear _____ from PL Parking Req'mt 2
Maximum Height _____ Special Conditions _____
CENSUS _____ TRAFFIC _____ ANN# _____

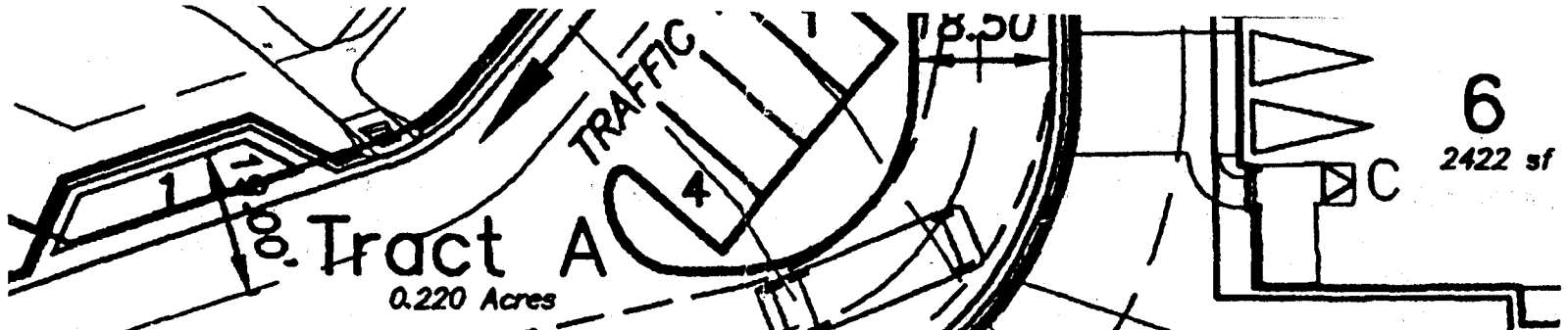
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 2/21/03
Department Approval [Signature] Date 2/28/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15774</u>
Utility Accounting	<u>[Signature]</u>		Date <u>2/28/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

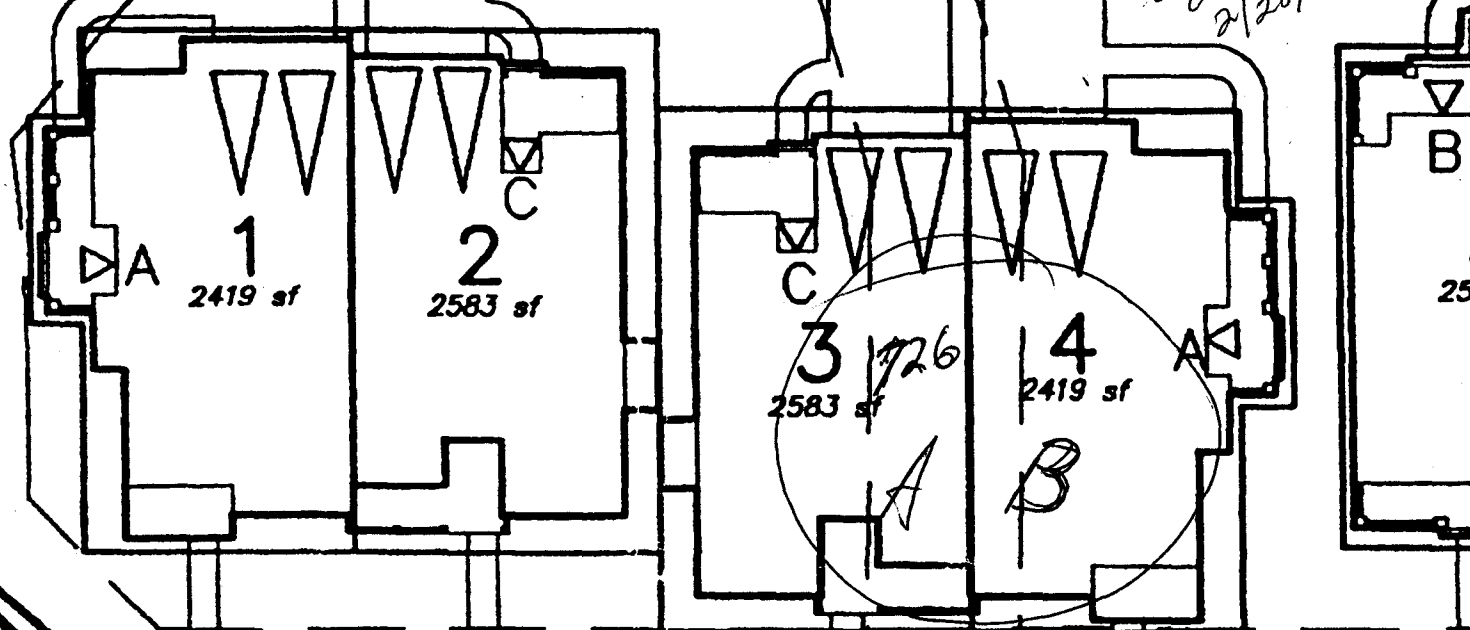


SHORE CIRCLE

14' Multipurpose Easement

Tract

*see
2/28/03*



Tel. Ped Trans

N89°13'31"E 195.00'

Existing Landscaping

11'29" W
5.36'

52' R.O.W.

36'

FOUNTAIN GREENS PL

ACCEPTED *P. Jaye Wilson 2/28/03*
 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.

Block 1

Duplex