

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88781



Your Bridge to a Better Community

BLDG ADDRESS 727A ~~Shore~~ Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

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

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1353

FILING 3 BLK — LOT 13 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Fountain Greens LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1655 Walnut St. Suite 200 USE OF EXISTING BUILDINGS N/A
Grand Junction, CO 80302

(1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE New Home

(2) APPLICANT Skellion Construction Inc TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS P.O. Box 4247 GJ. Manufactured Home (HUD)

(2) TELEPHONE (970) 245-9008 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 83%

SETBACKS: Front 10' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 6' from PL, Rear 6' from PL Parking Req'mt 2

Maximum Height 8' Special Conditions per bldg envelope

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).

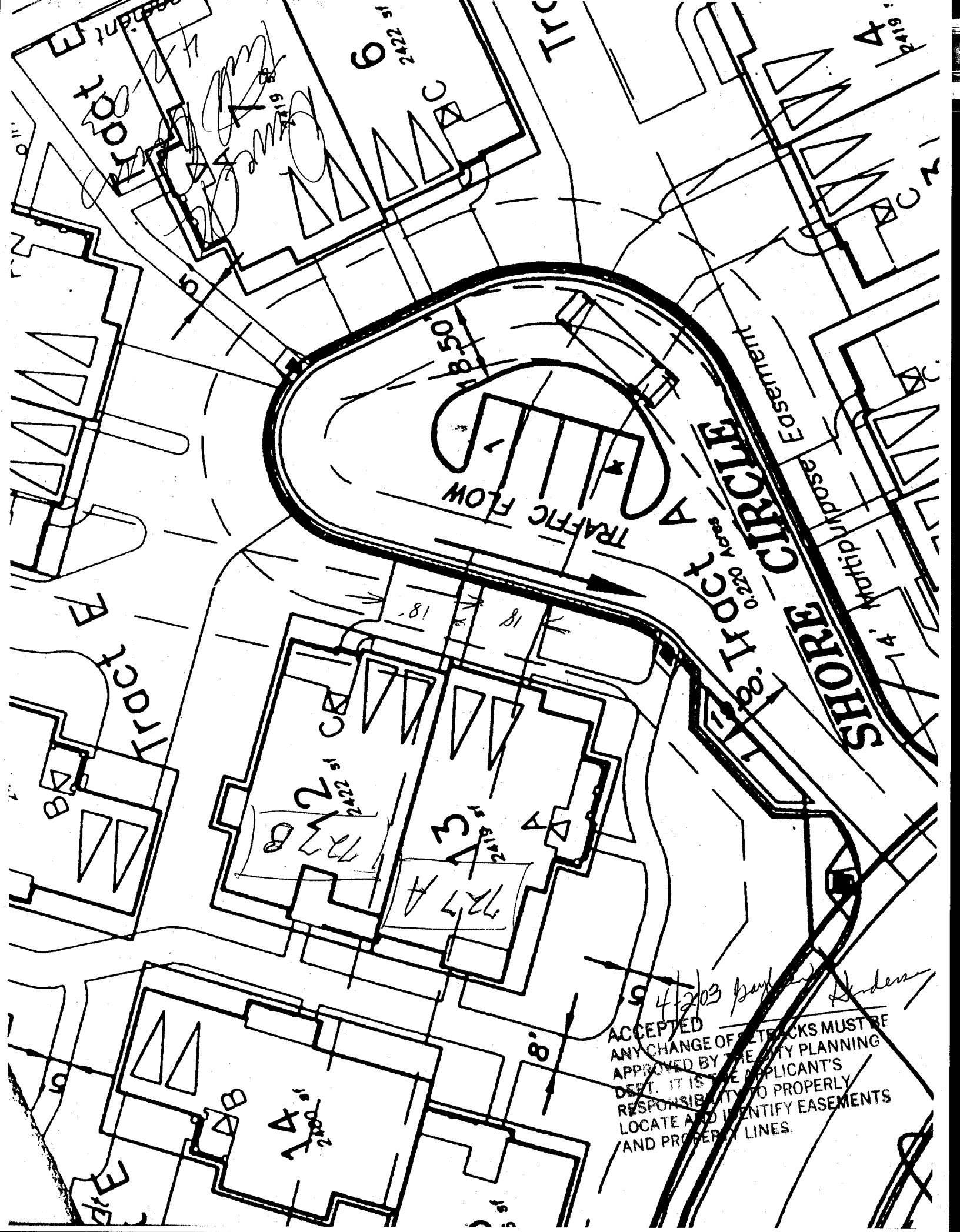
Applicant Signature [Signature] Date 3/27/03

Department Approval Gaylean Henderson Date 4-2-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15887</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-2-03</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)



4/2/03 *[Signature]*
 ACCEPTED
 ANY CHANGE OF TRACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.