

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

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

BLDG PERMIT NO. 88255



Your Bridge to a Better Community

BLDG ADDRESS 728 SHUG CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1419  
 TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION FOUNTAIN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1419  
 FILING 3 BLK 1 LOT 5 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 SKELTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY  
 (2) ADDRESS P.O. BOX 4247 G.T. 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 RD Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) Permanent Foundation Required: YES  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW/whichever is greater  
 Side Per Plot Envelope 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).

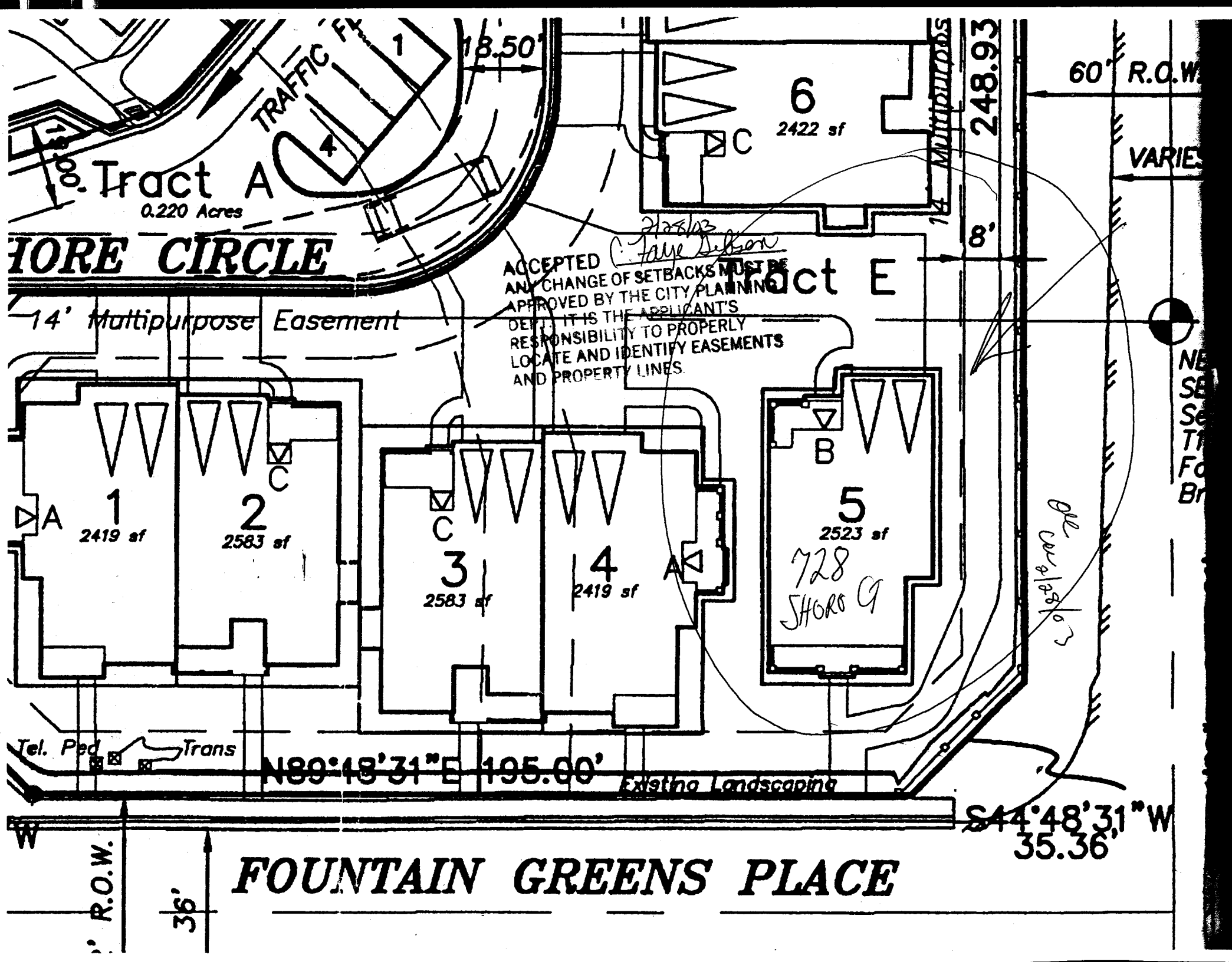
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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>15769</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)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



Tract A  
0.220 Acres

**FORE CIRCLE**

14' Multipurpose Easement

ACCEPTED *2/28/03*  
*C. Julie Nelson*  
 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.

Tract E

1  
2419 sf

2  
2583 sf

3  
2583 sf

4  
2419 sf

5  
2523 sf

*728*  
*SHORS G*

6  
2422 sf

Tel. Ped Trans

N89°48'31"E 195.00'

Existing Landscaping

S44°48'31"W  
35.36'

**FOUNTAIN GREENS PLACE**

36' R.O.W.

36'

248.93'

60' R.O.W.

VARIABLE

NE SE  
SE  
TR  
FO  
BR