

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

PLANNING CLEARANCE P

(Single Family Residential and Accessory Structures)
Community Development Department

12-24-02
 BLDG PERMIT NO. 87598



Your Bridge to a Better Community

BLDG ADDRESS 730 A SHOCK COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 1625

TAX SCHEDULE NO. 2701-374-36-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAINS GREEN TOTAL SQ. FT. OF EXISTING & PROPOSED 1625

FILING 3 BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction

(1) OWNER FOUNTAINS GREENS LLC NO. OF BUILDINGS ON PARCEL
C/O DONALD J. HUMPHREY Before: _____ After: _____ this Construction

(1) ADDRESS 1655 WAGNER ST, SUITE 300 USE OF EXISTING BUILDINGS N/A
BOULDER, CO 80302

(1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE NEW HOME

(2) APPLICANT STELTON CONSTRUCTION LLC TYPE OF HOME PROPOSED:
 (2) ADDRESS PO-Box 4247 G.J. Site Built _____ Manufactured Home (UBC)
 _____ 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 _____

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

Side _____ from PL Parking Req'mt 2

Rear _____ from PL Special Conditions _____

Maximum Height _____ 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).

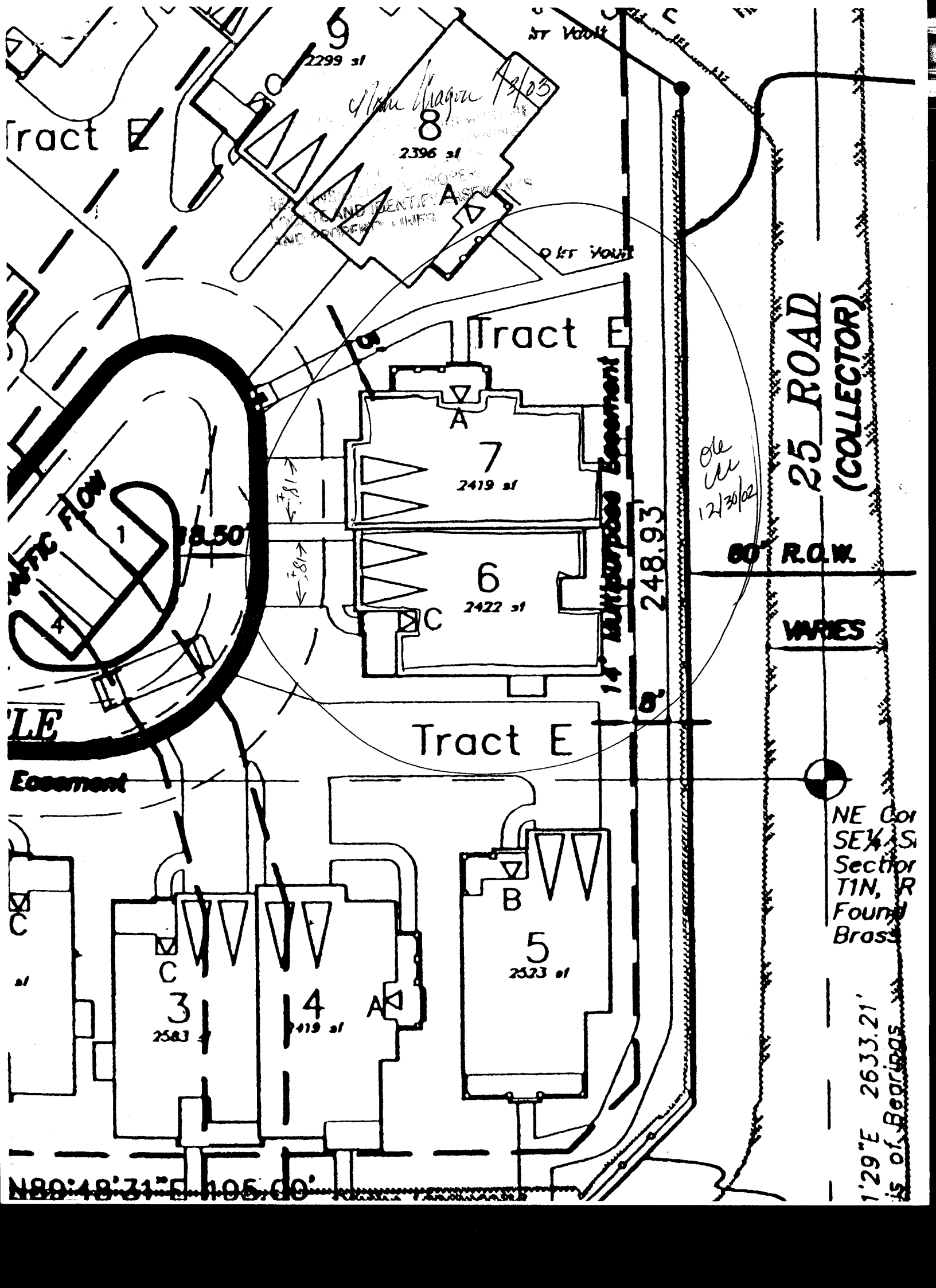
Applicant Signature Dana Sheehan Date 12-24-02

Department Approval Michele Maguire Date 1/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15602</u>
Utility Accounting	<u>Chad Cole</u>	Date	<u>1/3/03</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)



of Mike Wagon 12/03

PROPERTY AND IDENTIFY A SEWER LINES

Tract E

Tract E

Tract E

25 ROAD (COLLECTOR)

60' R.O.W.

WAPES

NE Cor
SE 1/4 S1
Section
T1N, R
Found
Brass

1'29"E 2633.21'
is of Bearings

N89°48'31"E 105.60'

*Old
line
12/30/02*

14" Multipurpose Easement

248.93

7
2419 sf

6
2422 sf

5
2523 sf

3
2583 sf

4
2419 sf

8
2396 sf

2299 sf

ST VOULT

OKT VOULT

WATER FLOW

EASEMENT

25.50

1.81

1.81

C

A

A

C

B

C