

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 88259



Your Bridge to a Better Community

BLDG ADDRESS 724 B SHORE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION FOUNTAINS GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
FILING 3 BLK 1 LOT 2 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction
(1) OWNER FOUNTAINS GROVES LLC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction
(1) ADDRESS 1655 WALNUT ST. SUITE 300
BOULDER, CO 80302
(1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
(2) APPLICANT SKOTTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY
P.O. Box 4247 E.J. ATTACHED
(2) ADDRESS P.O. Box 4247 E.J. 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 10' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW whichever is greater
Side _____ from PL Rear _____ from PL Parking Req'mt 0
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).

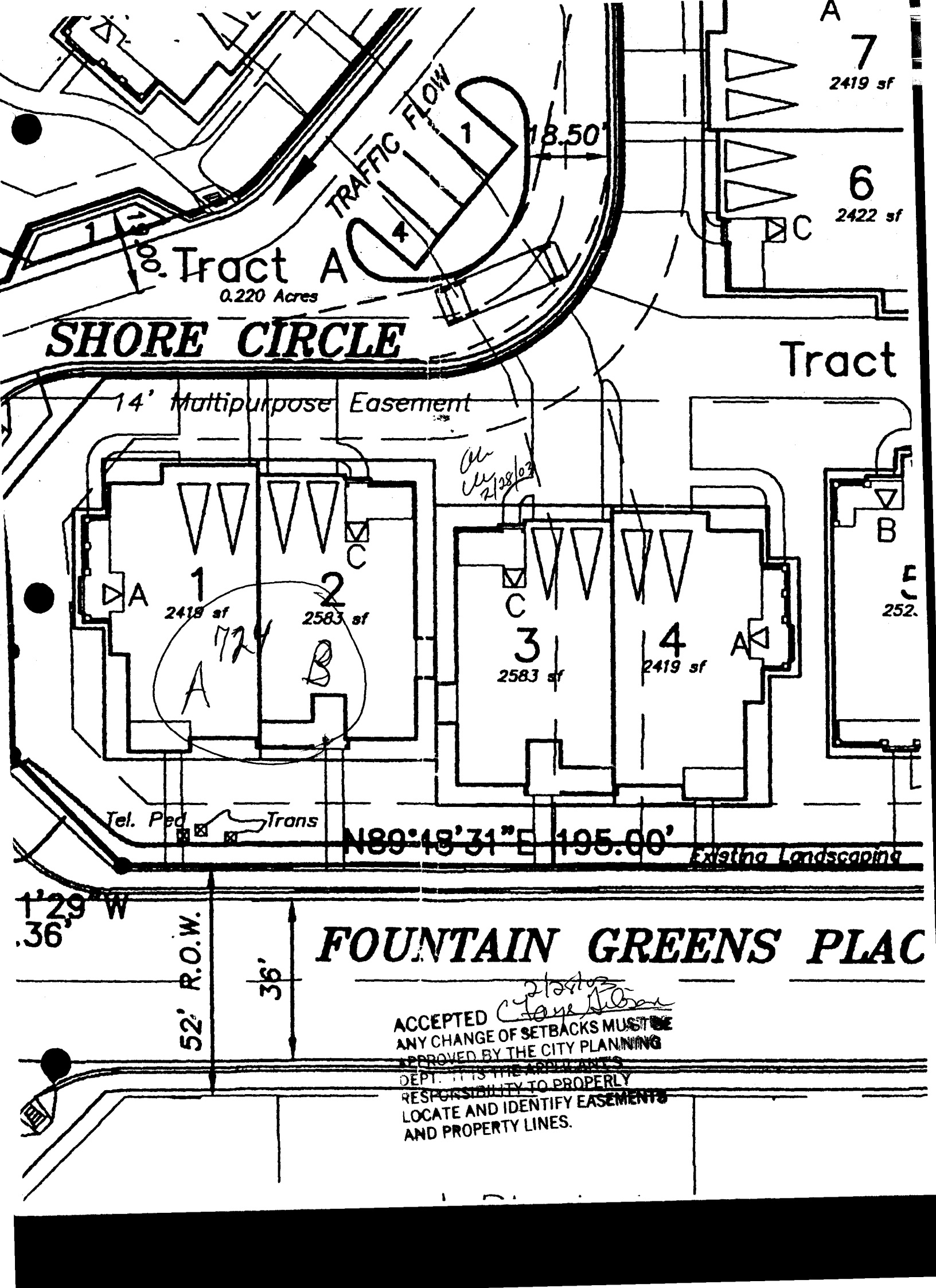
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily 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>15770</u>
Utility Accounting	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)



A
7
2419 sf

6
2422 sf

8. Tract A
0.220 Acres

SHORE CIRCLE

Tract

14' Multipurpose Easement

*all
w/ 2/28/07*

1
2419 sf

2
2583 sf

3
2583 sf

4
2419 sf

E
252

Tel. Ped Trans

N89°18'31"E 195.00'

Existing Landscaping

1'29" W
36'

52' R.O.W.

36'

FOUNTAIN GREENS PLAC

ACCEPTED *C. J. [Signature]*
 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.