

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

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

BLDG PERMIT NO. 88782



Your Bridge to a Better Community

BLDG ADDRESS 722 B Shore Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
 TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
 FILING 3 BLK --- LOT 12 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 Boulder, CO 80302
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT SKELTON CONSTRUCTION INC DESCRIPTION OF WORK & INTENDED USE New Home
 (2) ADDRESS PO Box 4247 G.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 _____ 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 _____
 Maximum Height _____ Special Conditions per bldg env.
 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 3/27/03
 Department Approval Gayleen 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>15888</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4-3-03</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)

4203 *Dustin Henderson*
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT.
THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

727 A
2419 ft.

727 B
2422 ft.

TRAFFIC FLOW

SHORE CIRCLE
0.278 Acres
Easement

TRAFFIC FLOW

18.50'

2422 ft

4-2-03

