

12-24-02

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. 87597



Your Bridge to a Better Community

BLDG ADDRESS 730 B Shore Court SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

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

SUBDIVISION Fountain Grains Park #1 TOTAL SQ. FT. OF EXISTING & PROPOSED 1353

FILING 3 BLK 1 LOT 7 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS 1655 Walnut St, Suite 300
Denver CO 80302

(1) TELEPHONE 303-442-3375 USE OF EXISTING BUILDINGS 1

(2) APPLICANT Skilton Const. Inc DESCRIPTION OF WORK & INTENDED USE NEW / SINGLE FAMILY
Approved

(2) ADDRESS Po Box 4247, Gl. Co 81502 TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 245-9008

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 Per building envelope from property line (PL)
 or _____ from center of Road, whichever is greater Permanent Foundation Required: YES X NO _____

Side Per building envelope from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

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).

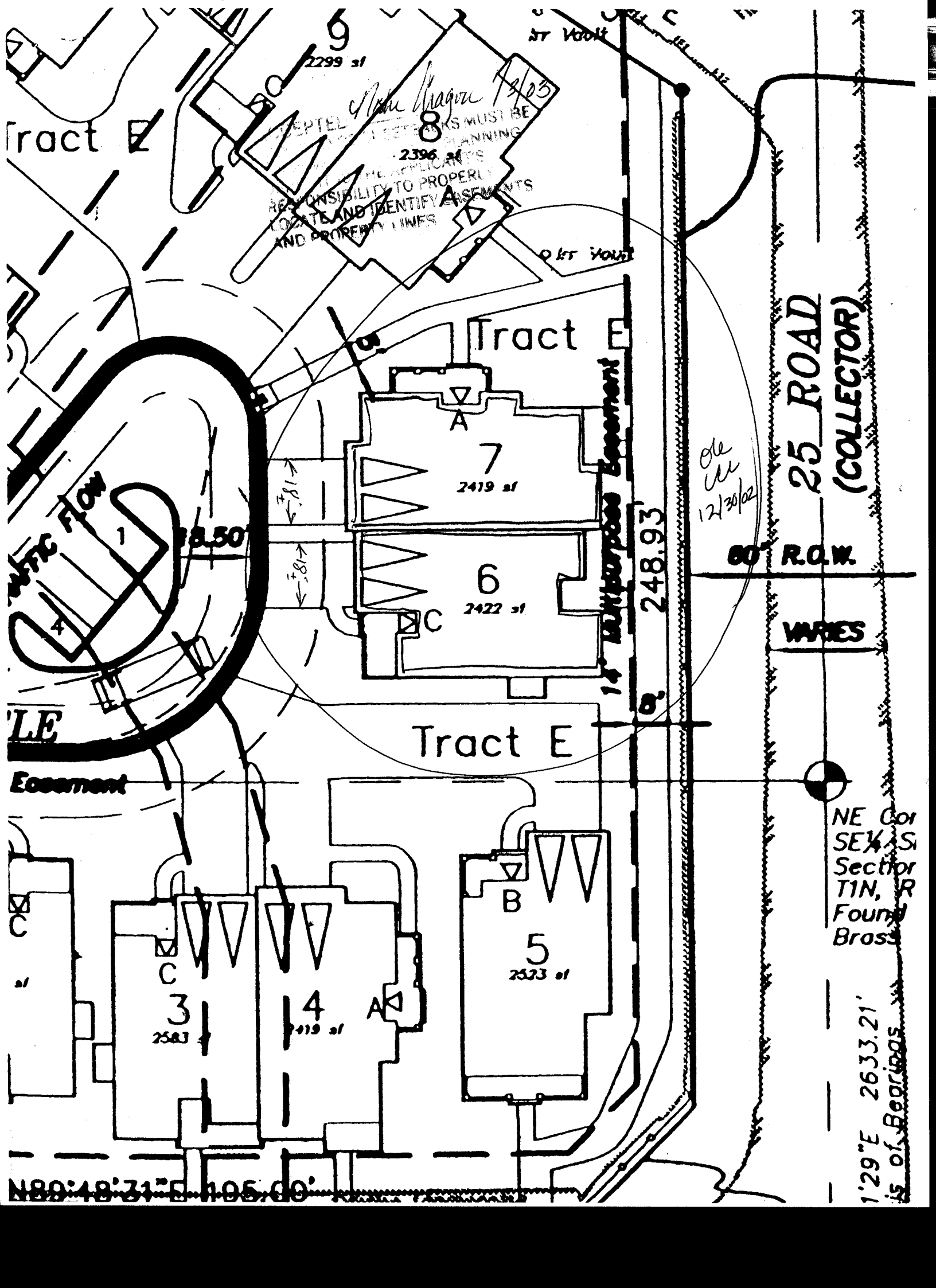
Applicant Signature Yong Skilton Date 12-24-02

Department Approval Wishu Chagon Date 1/3/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>15603</u>
Utility Accounting	<u>CM 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)



2299 sq

2396 sq

2419 sq

2422 sq

2583 sq

2419 sq

2523 sq

248.93

25 ROAD
(COLLECTOR)

60' R.O.W.

WPIES

NE Cor
SECTION 15
T1N, R4E
F4NW
Brass

1'29" E 2633.21'
is of Bearings

N89°48'31"E 105.00'

*FEE \$	10.00
TCP \$	500.00
SIF \$	298.00

PLANNING CLEARANCE
 (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 SHOOT COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
 TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FOUNTAIN GROVE TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
 FILING 3 BLK 1 LOT 6 NO. OF DWELLING UNITS:
 Before: _____ After: _____ this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction
 (1) OWNER FOUNTAIN GROVES LLC
C/O ROBERT J. HUMPHREY
 (1) ADDRESS 1655 WALNUT ST, SUITE 300
BOULDER, CO. 80302
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT SKELTON CONSTRUCTION LLC DESCRIPTION OF WORK & INTENDED USE New Home
 (2) ADDRESS P.O. Box 4247 G-5 TYPE OF HOME PROPOSED:
 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)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES NO _____
 Side _____ from PL, Rear _____ from PL Parking Req'mt 2
 Maximum Height _____ Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANNEX# _____

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Applicant Signature Dany Sheeran Date 12-24-02
 Department Approval Miche Magan 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>Ch 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)