

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

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

BLDG PERMIT NO. 90014



Your Bridge to a Better Community

BLDG ADDRESS 730 CANANDAIGUA CR. 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     LOT 26 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Fountain Groves LLC  
1635 WALNUT ST - SUITE 300  
 (1) ADDRESS BOULDER, CO. 80302 USE OF EXISTING BUILDINGS N/A  
 (1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY  
 (2) APPLICANT SKOTTA CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
 (2) ADDRESS P.O. Box 4247 B.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)  
 or \_\_\_\_\_ from center of ROW, whichever is greater Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side \_\_\_\_\_ from PL per building envelopes Parking Req'mt 2  
 Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ ANNEX# \_\_\_\_\_

B

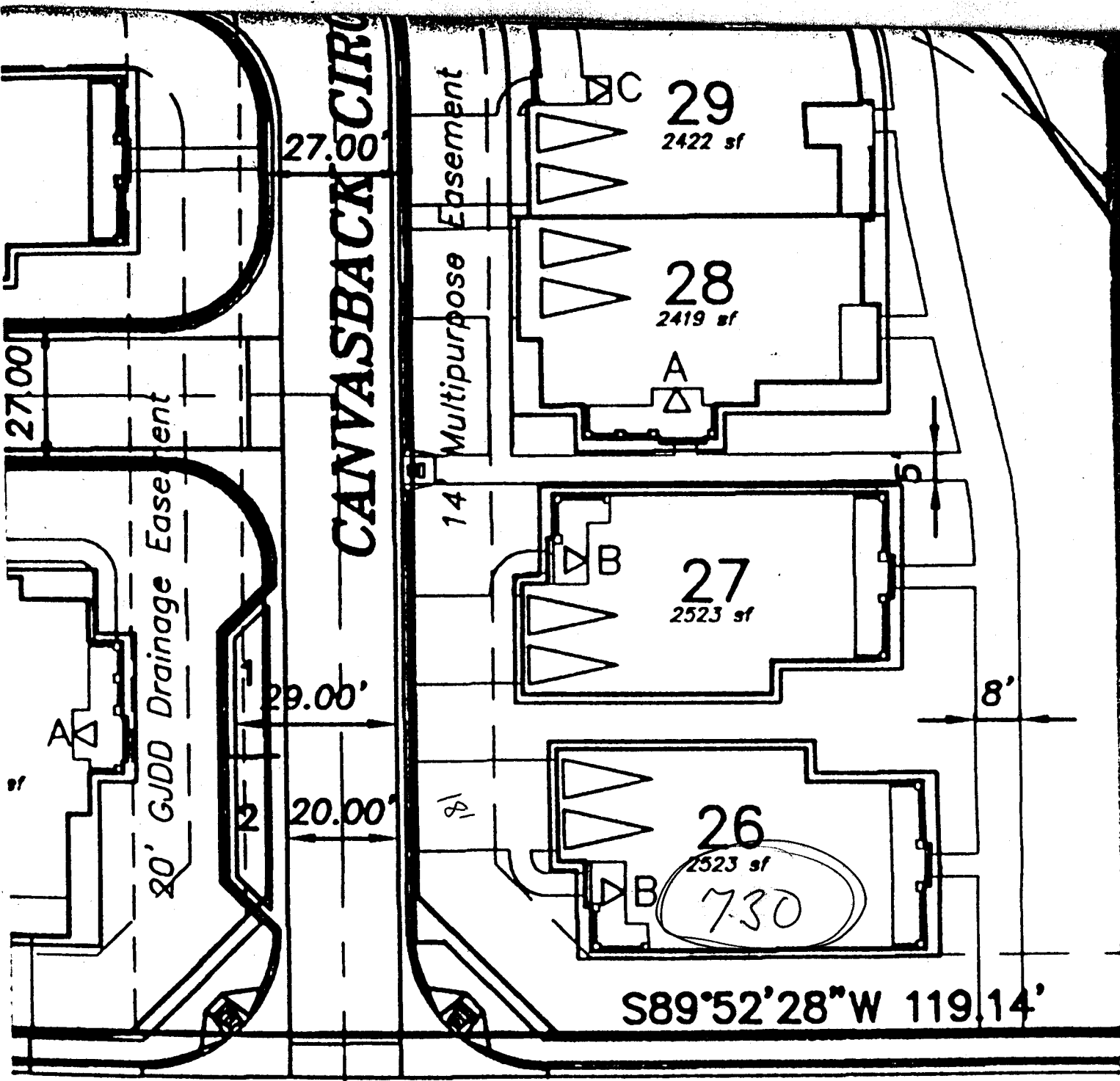
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 6/18/03  
 Department Approval NA Gayleen Henderson Date 6-20-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16204</u>
Utility Accounting <u>10 Panover</u>	Date <u>6-20-03</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)



6-20-03 *Gaylean Henderson*  
 ACCEPTED  
 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.

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 6/18/03