

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

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

BLDG PERMIT NO. 90019



Your Bridge to a Better Community

BLDG ADDRESS 783 B CARVADORE CR SQ. FT. OF PROPOSED BLDGS/ADDITION 1625

TAX SCHEDULE NO. 2701-774-36-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1625

FILING J BLK LOT 38 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Fountain Greens LLC NO. OF BUILDINGS ON PARCEL
1635 WALNUT ST SUITE 300 Before: 0 After: 1 this Construction

(1) ADDRESS BOULDER, CO 80302

(1) TELEPHONE (303) 442-7375 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT SKOTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE Single Family ATTACHED

(2) ADDRESS P.O. Box 4247 G.S. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE (970) 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 _____ 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 per bldg code Special Conditions _____

B

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 6/18/03

Department Approval 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>16207</u>
Utility Accounting <u>[Signature]</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 Gayleen 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.

Tract E

38 C
2422 sf

733 B

39 A
2419 sf

A

Multipurpose Easement

TRAFFIC FLOW

INSIDE RADIUS=33'
OUTSIDE RADIUS=48'

Tract C
0.451 Acres

Tract E

46 A
2396 sf

40
2523 sf
Old
Cec
6/18/03

45 C
2299 sf

20.00' CANVASBACK PLACE 27.00'

Drainage Easement

Tract E

Drainage Easement

C

42

41 A