

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

**PLANNING CLEARANCE** <sup>(a)</sup>  
 (Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG PERMIT NO. 90948



Your Bridge to a Better Community

BLDG ADDRESS 734 A CANVASBACK CR SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

TAX SCHEDULE NO. 2701-384-36-030 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FUNTAN GRASS TOTAL SQ. FT. OF EXISTING & PROPOSED 1353

FILING 3 BLK     LOT 28 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER FUNTAN GRASS LLC NO. OF BUILDINGS ON PARCEL  
1653 WALNUT ST SUITE 300 Before: 0 After: 1 this Construction

(1) ADDRESS BOULDER CO 80302 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED

(2) APPLICANT SKOTTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
    X Site Built     Manufactured Home (UBC)  
    Manufactured Home (HUD)  
    Other (please specify)    

(2) ADDRESS P.O. Box 4247 G.J.

(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 RD Maximum coverage of lot by structures bdg envelope

SETBACKS: Front     from property line (PL)  
 or     from center of ROW, whichever is greater Permanent Foundation Required: YES X NO    

Side per Bldg from PL, Rear     from PL Parking Req'mt 2

Maximum Height envelope Special Conditions    

CENSUS B TRAFFIC N/A 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 [Signature] Date 8/14/03

Department Approval [Signature: Ronnie Edwards] Date 8/22/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>16467</u>
Utility Accounting <u>[Signature]</u>		Date <u>8/22/03</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)

CANVASBACK CIRCLE TRAFFIC F

27.00'

14' Multipurpose Easement

4'18" →

14'

29.00'

30  
2396 sf

A

29  
2422 sf

C

734A

28  
2419 sf

A

27  
2523 sf

B

Existing

Ronnie 8/22/03

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.

de  
un  
8/19/03

8'