

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

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

BLDG PERMIT NO. 89575



Your Bridge to a Better Community

BLDG ADDRESS 735 A CANNADACK CRES SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

TAX SCHEDULE NO. 2701-334-36-039 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GROVES SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 1353

FILING 3 BLK 37 LOT 37 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

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

(1) ADDRESS 1655 WALNUT ST. SUITE 300 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (301) 442-3325 DESCRIPTION OF WORK & INTENDED USE ATTACHED SINGLE FAMILY

(2) APPLICANT SKOLTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS P.O. Box 4247 Manufactured Home (HUD)

(2) TELEPHONE 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
Side Per Bldg envelope from PL, Rear _____ from PL
Permanent Foundation Required: YES X NO _____

Maximum Height _____ Parking Req'mt 2

Special Conditions _____

GENSUS _____ 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 [Signature] Date 5/21/03

Department Approval see City of Gibson Date 5/23/03

Additional water and/or sewer tap fee(s) are required:	YES <u>✓</u>	NO	W/O No. <u>16112</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/23/03</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)

to be vacated by separate document when the new drainage facilities are in place.

5/23/03

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.

Gravel Road

$S79^{\circ}52'35''$
 $120.94'$

735

A

B

37

36

2419 sf

2422 sf

20' Δ Drainage Easement

35

34

2419 sf

2422 sf

New 20' Drainage

14' Multipurpose Easement

Tract E

TRAFFIC FLOW

38

2422 sf

39

2419 sf

18.50'

INSIDE RADIUS=33'
OUTSIDE RADIUS=48'

Tract C
0.451 Acres

TRAFFIC FLOW
16' Δ EASEMENT

40

2523 sf

5/22/03

27'

Easement