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

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

BLDG PERMIT NO. 90023



Your Bridge to a Better Community

BLDG ADDRESS 736 ~~D~~ CANVASBACK CR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1490

TAX SCHEDULE NO. 2701-374-36-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FANTASIA GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1490

FILING 3 BLK LOT 33 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

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

(1) ADDRESS BOULEVARD, CA 90302 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:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

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

(2) TELEPHONE (920) 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 per pblldg env Maximum coverage of lot by structures _____

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

Side _____ from PL, Rear _____ from PL Parking Req'mt 2

Maximum Height _____ Special Conditions _____

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 Gayle 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>16213</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)

6-20-05
Accepted
Any Change of Conditions Must Be
Approved by the City Planning
Department
The Applicant's
Responsibility to Properly
Locate and Identify Easements
and Property Lines.

S69°15'09"E
115.14'

New 20' GJDD
Drainage Easement

35
619 sf

34
2422 sf

33
2480 sf
736 D

32
2516 sf
736 C

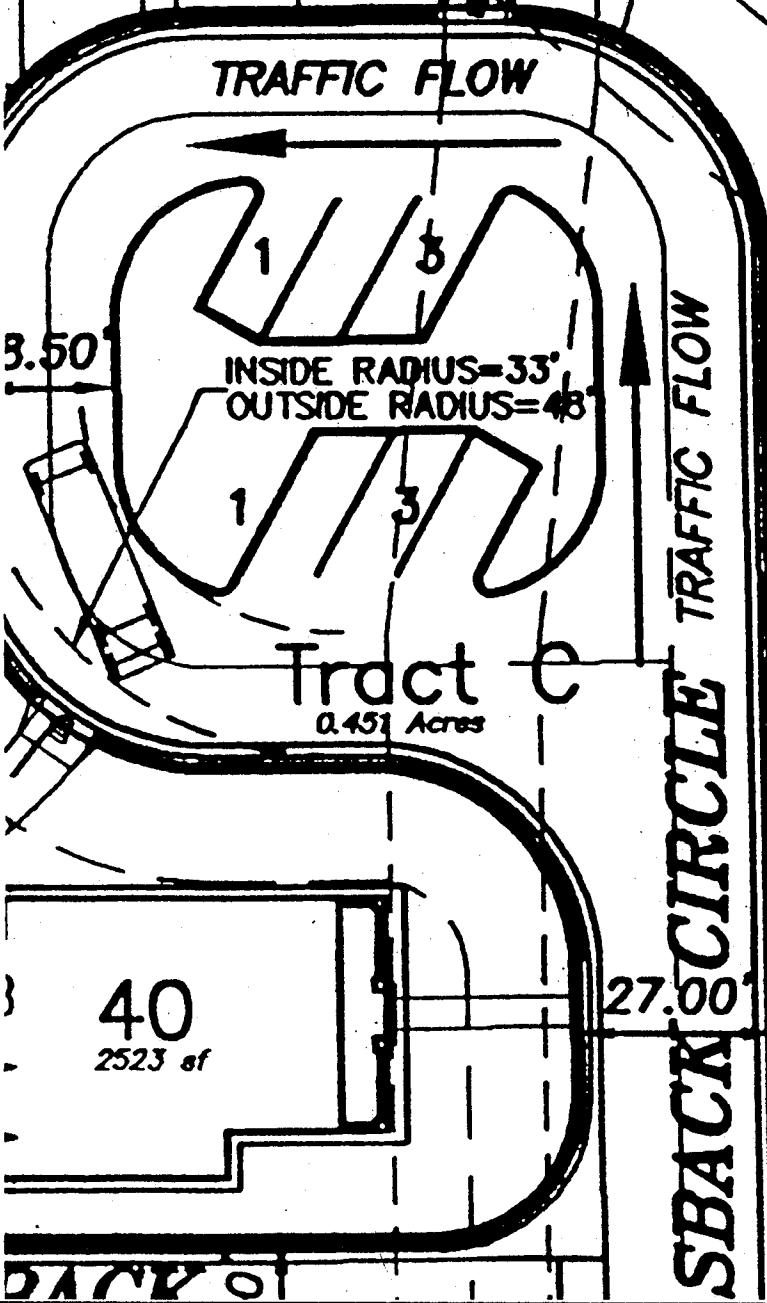
31
2299 sf
736 B

30
2396 sf
736 A

29
2422 sf
6/19/05

28
2419 sf

40
2523 sf



BACK OF CIRCLE

purpose Easement

S00°11'30"E 140.59'