

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 89578



Your Bridge to a Better Community

BLDG ADDRESS 787 B CANVASBACK CRESQ. FT. OF PROPOSED BLDGS/ADDITION 1625

TAX SCHEDULE NO. 2201-334-36-036 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GRASS SUB TOTAL SQ. FT. OF EXISTING & PROPOSED 1625

FILING 3 BLK 11 LOT 34

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL:
 Before: 0 After: 1 this Construction

(1) OWNER FOUNTAIN GRASS LLC

(1) ADDRESS 1655 WALNUT ST. SUITE 300

(1) TELEPHONE (303) 442-3375

USE OF EXISTING BUILDINGS N/A

(2) APPLICANT SKELTON CONSTRUCTION INC.

DESCRIPTION OF WORK & INTENDED USE ATTACHED 2560 FAMILY

(2) ADDRESS P.O. Box 4247

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE 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 PD Maximum coverage of lot by structures _____

SETBACKS: Front per from property line (PL)
 or _____ from center of ROW, whichever is greater

Side _____ from PL, building Rear _____ from PL

Maximum Height envelope

Permanent Foundation Required: YES NO _____

Parking Req'mt 2

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 5/21/03

Department Approval [Signature] Date 5/23/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O-No. <u>16109</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/22/03</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)

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

5/23/03

ACCEPTED
ANY CHANGE OF SETBACKS MUST APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES

Gravel Road

S79°52'35"
120.94'

737

37

2419 sf

36

2422 sf

A

35

2419 sf

B

34

2422 sf

New 2" Drainage

20' Odd Drainage Easement

Tract E

5/23/03
14 Multipurpose Easement

38

2422 sf

C

39

2419 sf

A

TRAFFIC FLOW



18.50'

INSIDE RADIUS=33'
OUTSIDE RADIUS=48'

Tract C

0.451 Acres

TRAFFIC FLOW

14' CIRCULAR EASEMENT

40

2523 sf

27.00'

14' Easement

20'

5'

8'