

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

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

BLDG PERMIT NO. 90018



Your Bridge to a Better Community

BLDG ADDRESS 733A CANVASBACK CR SQ. FT. OF PROPOSED BLDGS/ADDITION 1353  
 TAX SCHEDULE NO. 2201-734-36-002 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1353  
 FILING J BLK    LOT 39 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Fountain Greens LLC NO. OF BUILDINGS ON PARCEL  
1655 WALNUT ST. SUITE 300 Before: 0 After: 1 this Construction  
 (1) ADDRESS Boulder, CO 80302  
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A  
 (2) APPLICANT SKOTEN CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY  
 (2) ADDRESS P.O. Box 4247 B.J. TYPE OF HOME PROPOSED: ATTACHED  
 (2) TELEPHONE (970) 245-9008  
 Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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 \_\_\_\_\_ Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL, Rear per bldg int from PL  
 Maximum Height \_\_\_\_\_  
 Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Parking Req't 2  
 Special Conditions \_\_\_\_\_  
 CENSUS \_\_\_\_\_ 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).

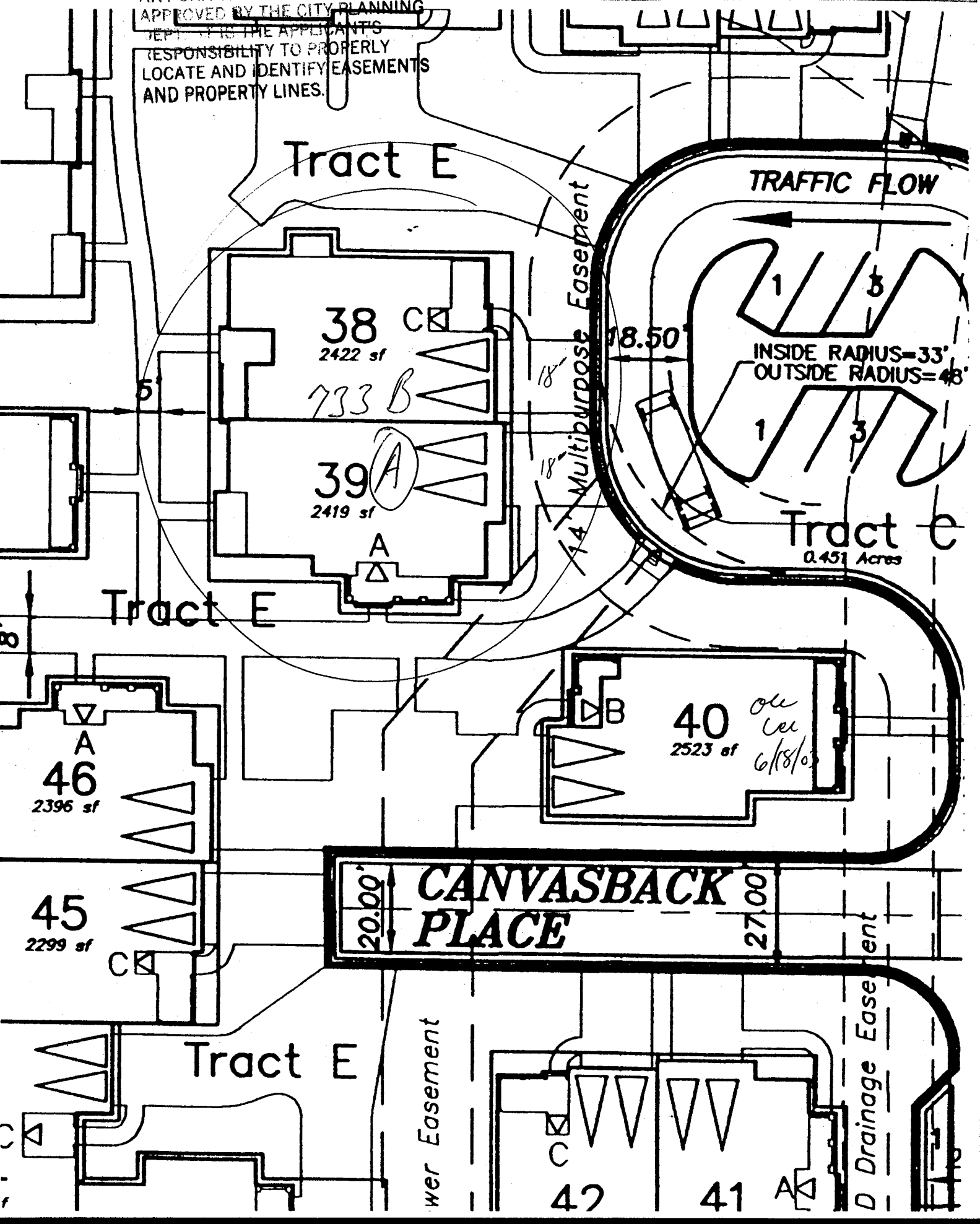
Applicant Signature [Signature] Date 6/18/03  
 Department Approval Gayleen Henderson Date 6-20-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16206</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  
DEPARTMENT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.



TRAFFIC FLOW

Tract E

38  
2422 sf

733 B

39 A  
2419 sf

INSIDE RADIUS=33'  
OUTSIDE RADIUS=48'

Tract C  
0.451 Acres

Tract E

A  
46  
2396 sf

40  
2523 sf  
*Old lot 6/18/03*

45  
2299 sf

CANVASBACK PLACE

Tract E

wer Easement

42

41

D Drainage Easement