

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

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

BLDG PERMIT NO. 90949



Your Bridge to a Better Community

BLDG ADDRESS 7348 Cambridge Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
 TAX SCHEDULE NO. 2701-334-36-031 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Fountain Greens TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
 FILING 3 BLK --- LOT 29 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Fountain Greens LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1655 Walnut St. Suite 300 Denver, CO 80302
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT SKELTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE Single Family Attached
 (2) ADDRESS P.O. Box 4247 G.J. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____
 (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 PP Maximum coverage of lot by structures bdg envelope
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater
 Side per plat from PL, Rear _____ from PL
 Permanent Foundation Required: YES NO
 Maximum Height envelope Parking Req'mt 2
 Special Conditions _____
 CENSUS B TRAFFIC N/A ANNX# _____

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 H. Ronnie Edwards Date 8/22/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16468</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

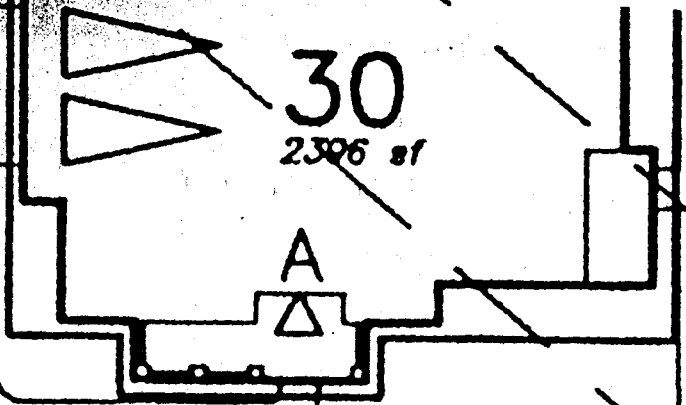
27.00'

← 18' →
Easement

← 14' →
Multipurpose

14'

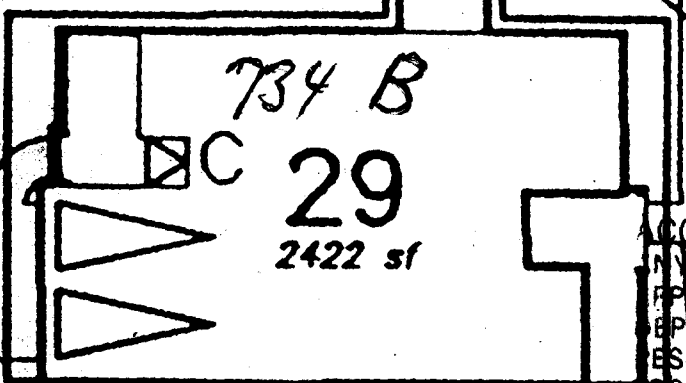
29.00'



30

2396 sf

A

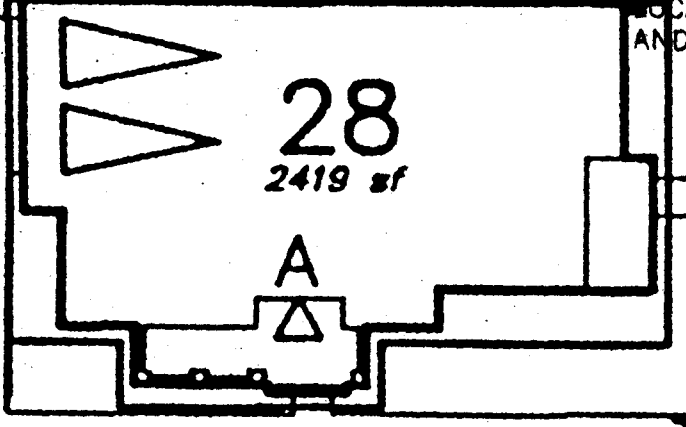


734 B

29

2422 sf

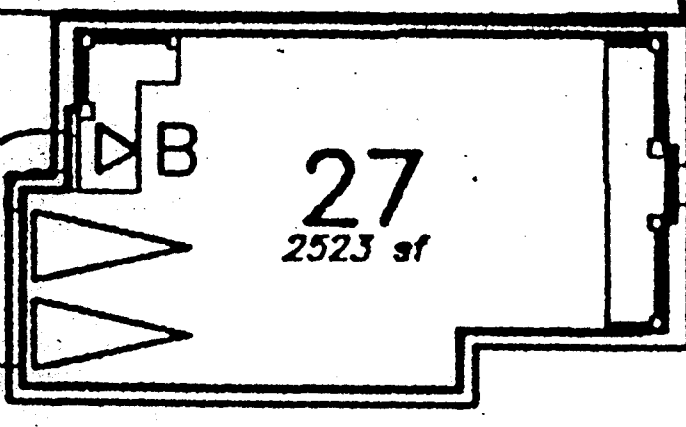
C



28

2419 sf

A



27

2523 sf

B

8'

Existin

ACCEPTED *Ronnie* 8/22/03
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.

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8/19/03