

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

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

BLDG PERMIT NO. 90022



Your Bridge to a Better Community

BLDG ADDRESS 976 C CANVACK CR SQ. FT. OF PROPOSED BLDGS/ADDITION 1652

TAX SCHEDULE NO. 2201-334-36-002 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GRASS TOTAL SQ. FT. OF EXISTING & PROPOSED 1652

FILING J BLK \ LOT 32 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction

(1) OWNER Fountain Grass LLC NO. OF BUILDINGS ON PARCEL  
1655 WALNUT ST. SUITE 300 Before: 0 After: 1 this Construction

(1) ADDRESS BONEDOR, CO 80302

(1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT SKOTTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHING

(2) ADDRESS P.O. Box 4242 GS. 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 \_\_\_\_\_ Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front per bldg and 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 \_\_\_\_\_

**B** 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 \_\_\_\_\_ 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	W/O No. <u>76212</u>
Utility Accounting	<u>OK</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 TO THE BACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AND THE APPLICANT'S RESPONSIBILITY TO PROPERTY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

S69°15'09" E  
115.14'

New 20' GJDD  
Drainage Easement

35  
419 sf

34  
2422 sf

33  
2480 sf

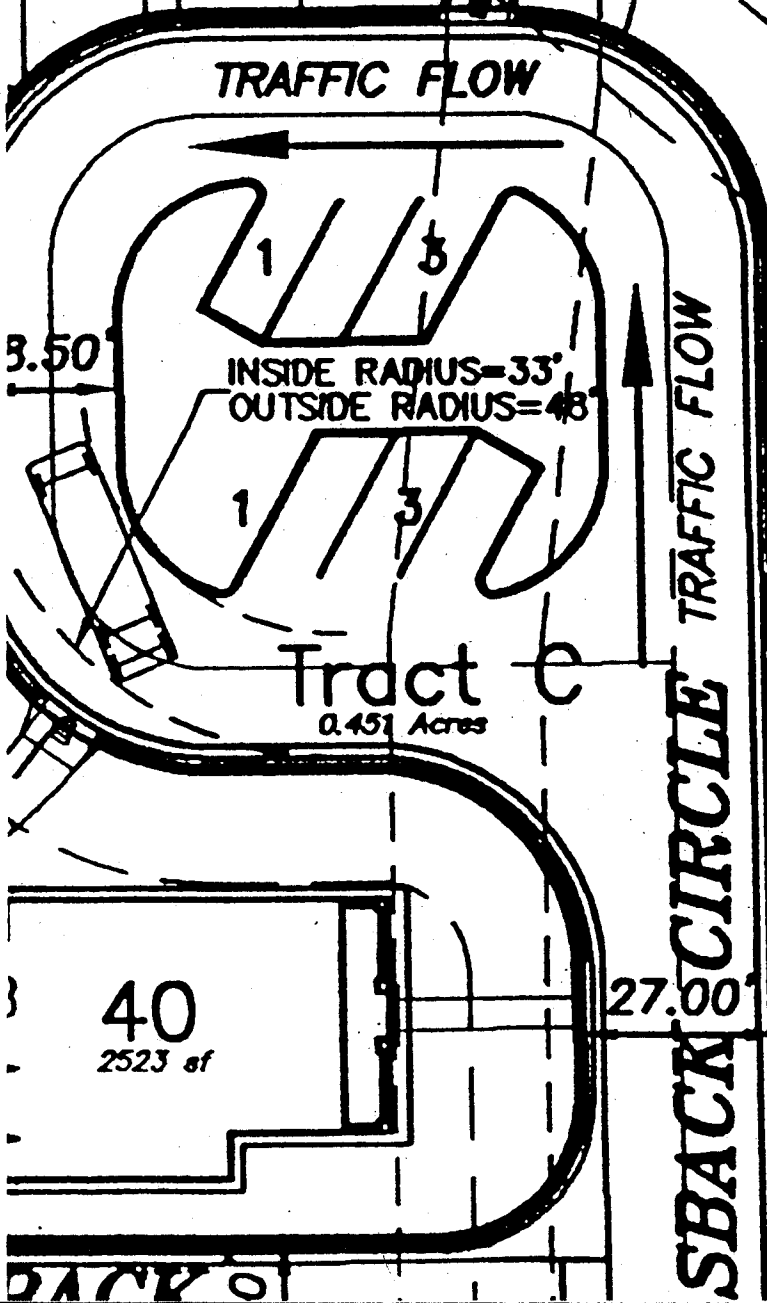
32  
2516 sf

31  
2299 sf

30  
2396 sf

29  
2422 sf

28  
2419 sf



TRAFFIC FLOW

**BACK OF CIRCLE**

S00°11'30" E 140.59'

*Oh Cu*  
6/18/05

BACK OF