

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

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

BLDG PERMIT NO. 90020



Your Bridge to a Better Community

BLDG ADDRESS 736 S CANVASBACK CR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1625
 TAX SCHEDULE NO. 2701-334-36-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FUNTAZ GRUINS TOTAL SQ. FT. OF EXISTING & PROPOSED 1625
 FILING J BLK \ LOT 31 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER FUNTAZ GRUINS LLC NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1655 WALNUT ST. SUITE 300
BOULDER, CO 80302 USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY
ATTACHMENT
 (2) APPLICANT SKOTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 4247 B.T. Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 (2) TELEPHONE (970) 245-9008 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 per bldg em 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 _____
 B 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 _____ 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>10211</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 OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANTS
RESUME RESPONSIBILITY TO PROTECT
LOCAL AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

S00°11'30"E 140.59'

S69°15'09" E
115.14'

New 20' GJDD
Drainage Easement

35
419 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
6/18/05

28
2419 sf

40
2523 sf

TRAFFIC FLOW

INSIDE RADIUS=33'
OUTSIDE RADIUS=48'

Tract C
0.451 Acres

TRAFFIC FLOW
SBACK CIRCLE

purpose Easement

27.00'

BACK O