

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

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

BLDG PERMIT NO. 89884



Your Bridge to a Better Community

BLDG ADDRESS 2482 CANVASBACK 042 SQ. FT. OF PROPOSED BLDGS/ADDITION 1419
 TAX SCHEDULE NO. 2701-334-76-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION FOUNTAIN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1419
 FILING 3 BLK LOT 40 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER FOUNTAIN GROVES LLC NO. OF BUILDINGS ON PARCEL
1655 WALNUT ST SUITE 300 Before: 0 After: 1 this Construction
 (1) ADDRESS BUCKLE CO 80302
 (1) TELEPHONE (303) 442-3375 USE OF EXISTING BUILDINGS N/A
 (2) APPLICANT SKOLTON CONSTRUCTION INC. DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY
 (2) ADDRESS P.O. BOX 4247 GS. TYPE OF HOME PROPOSED:
 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 PD Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL)
 or _____ from center of ROW, whichever is greater Permanent Foundation Required: YES _____ NO _____
 Side _____ from PL, Rear per building envelope from PL Parking Req'mt _____
 Maximum Height _____ 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 6/10/03
 Department Approval NA Faye Gibson Date 6/13/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="radio"/>	NO <input type="radio"/>	W/O No. <u>16185</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/13/03</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)

Tract E

TRAFFIC FLOW

38
2422 sf

39
2419 sf

18.50'

INSIDE RADIUS=33'
OUTSIDE RADIUS=48'

Tract C
0.451 Acres

2482
40
2523 sf

27.00'

20.00' CANVASBACK PLACE 27.00'

CANVASBACK CIRCLE

14' Multipurpose Easement

ACCEPTED 6/13/03
ANY CHANGE OF RETRACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY DATE AND IDENTIFY EASEMENTS PROPERTY LINES.
6/11/03

42
2422 sf

41
2419 sf

29.00'

20.00'

Sewer Easement

GDD Drainage Easement

Tract E

B

C

A

2

