

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

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

BLDG PERMIT NO. 90017



Your Bridge to a Better Community

BLDG ADDRESS 2483 B CANVASBACK R SQ. FT. OF PROPOSED BLDGS/ADDITION 1353

TAX SCHEDULE NO. 2701-334-36-003 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FANTASIA GREENS TOTAL SQ. FT. OF EXISTING & PROPOSED 1353

FILING 7 BLK LOT 41 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER FANTASIA GREENS LLC NO. OF BUILDINGS ON PARCEL
1635 WINDYBUSH ST. SUITE 300 Before: 0 After: 1 this Construction

(1) ADDRESS ROUNDER, CO 80302 USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE (303) 442-3375 DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED

(2) APPLICANT SKOTTA CONSTRUCTION INC. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)

(2) ADDRESS P.O. Box 4247 G.S. 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 and 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't 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).

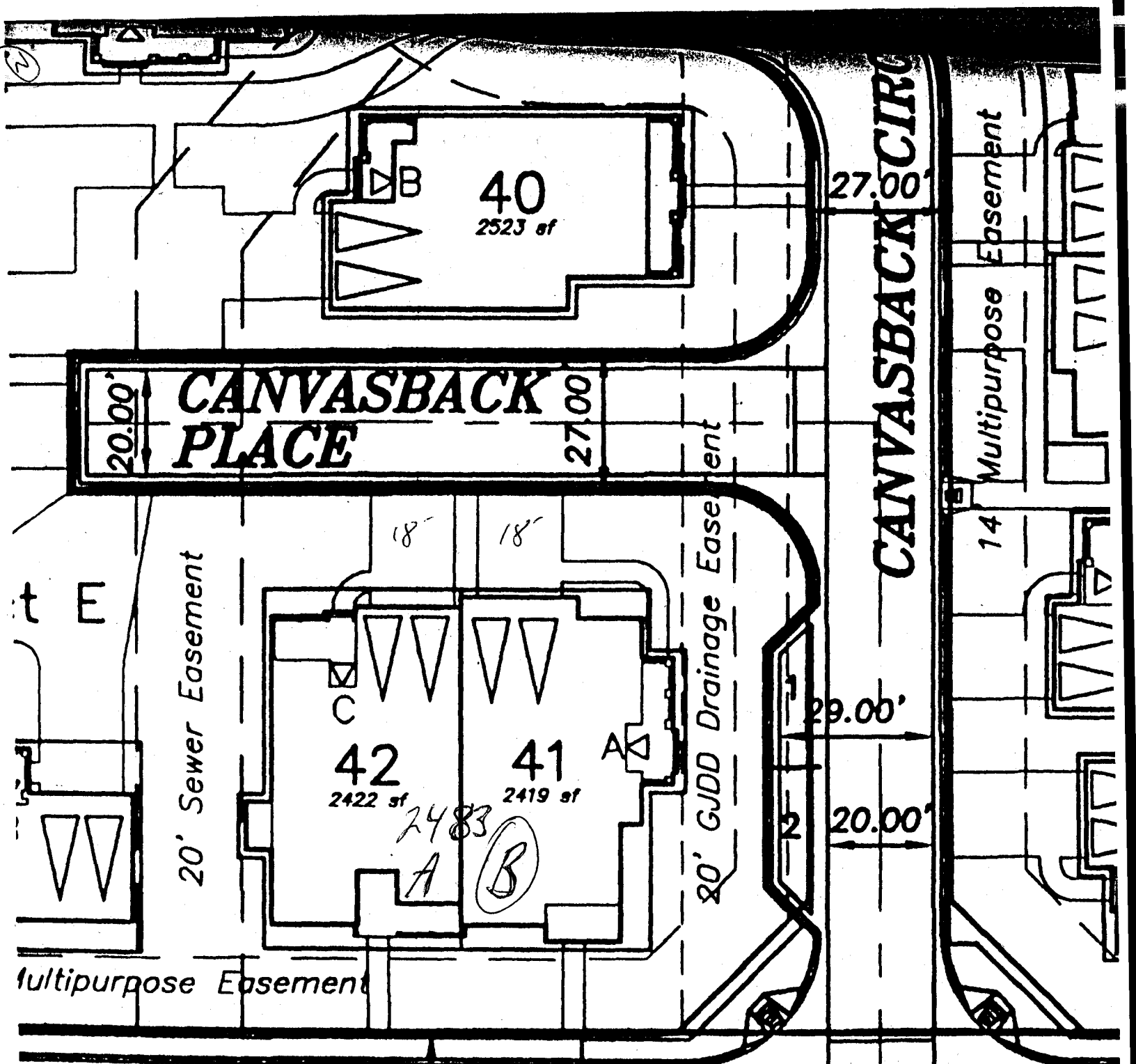
Applicant Signature [Signature] Date 6/18/03

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>10209</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)



LEVARD

R)
0'

6-20-03
 ACCEPTED
 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.

Gayle Handerson

OL
 W
 6/18/03

52' R.O.W.
 36'

42
 2422 sf
 2483
 A

41
 2419 sf
 B

20' Sewer Easement

20' GJDD Drainage Easement

14' Multipurpose Easement

CANVASBACK CIRC

CANVASBACK PLACE

40
 2523 sf

20.00'

27.00'

27.00'

29.00'

20.00'

14'