

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

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

BLDG PERMIT NO. 90972



Your Bridge to a Better Community

BLDG ADDRESS 2781 B CANVASBACK A. SQ. FT. OF PROPOSED BLDGS/ADDITION 1625

TAX SCHEDULE NO. 2701-J34-J6-047 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION FOUNTAIN GROVES TOTAL SQ. FT. OF EXISTING & PROPOSED 1625

FILING 3 BLK 1 LOT 45 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  
BOULDER, CO 80302

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

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

(2) APPLICANT SKELTON CONSTRUCTION INC. TYPE OF HOME PROPOSED:  
P.O. BOX 4247 G.T.  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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL  
 Maximum Height \_\_\_\_\_

Permanent Foundation Required: YES  NO

Parking Req'mt 2

Special Conditions \_\_\_\_\_

CENSUS B 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 8/18/03

Department Approval NAC Taya Gibson Date 8/25/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>16487</u>
Utility Accounting <u>R. Kinner</u>	Date <u>8/25/03</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)

**FOUNTAINHEAD BOULEVARD**  
(RESIDENTIAL COLLECTOR)

S89°52'28"W 308.90'

52' R.O.W.

36'

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.

8/25/03  
*C. Lane Nelson*

*oll*  
*u*  
8/21/03

