

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

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

BLDG PERMIT NO. 90973



Your Bridge to a Better Community

BLDG ADDRESS 2481 C CANVASBACK PL. SQ. FT. OF PROPOSED BLDGS/ADDITION 1652

TAX SCHEDULE NO. 2701-334-36-046 SQ. FT. OF EXISTING BLDGS 0

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

FILING 3 BLK 1 LOT 44 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 BOULDER, CO 80302

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

(2) APPLICANT SKELTON CONSTRUCTION INC DESCRIPTION OF WORK & INTENDED USE SINGLE FAMILY ATTACHED

(2) ADDRESS P.O. Box 4247 G.J. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) TELEPHONE (970) 245-9048

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 per building envelope 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 Jany Gibson Date 8/25/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>16488</u>
Utility Accounting	<u>OK</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. Lynn Nelson

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w
8/21/03*

