

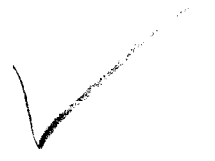
FEE \$ 10.00

BLDG PERMIT NO. 50083

TCP - \$500.00
over space fee - \$175.00
Refunded 10/95

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 704 E Harbor TAX SCHEDULE NO. 2701-334-040-10
 SUBDIVISION Fountain head SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1600
 FILING BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Monument Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon Dr
 (1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Sara USE OF EXISTING BLDGS 0
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ New Res

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) or _____ Parking Req'mt 2
 _____ from center of ROW, whichever is greater
 Side 5'11" from PL Rear 5'11" from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT 9 TRAFFIC ZONE 4

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 10/7/94
 Department Approval [Signature] Date 10/7/94

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 7890
 Utility Accounting [Signature] Date 10-7-94

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

East Harbor Circle

property line

LOT II

704 EAST HARBOR CIRCLE

LOT 10

702 EAST HARBOR CIRCLE
BERMIER FLOORPLAN

LOT 9

2499 EAST HARBOR CIRCLE
GIRARD FLOORPLAN

LOT 8

2407 EAST HARBOR CIRCLE

OPEN SPACE AND UTILITY EASEMENT

25 ROAD

ACCEPTED KP 10/7/94
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.