

FEE \$ 5.00

BLDG PERMIT NO. 49673

TCP-500/00

Approved 12/95

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

129-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 704 W. Harbor Ln TAX SCHEDULE NO. 2701-334-15-006
 SUBDIVISION Fountain Head SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400
 FILING 1 BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Monument Homes NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 759 Horizon Dr #A NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 243-4890 USE OF EXISTING BLDGS —
 (2) APPLICANT Charlie Shirum DESCRIPTION OF WORK AND INTENDED USE: New Res
 (2) ADDRESS Same As Above
 (2) TELEPHONE —

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 — from center of ROW, whichever is greater Parking Req'mt 2 off street
 Side 5' from PL Rear 5' 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 Charlie Shirum Date 8-29-94
 Department Approval Marcia Pety Date 8-30-94

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 7812
 Utility Accounting Mellie Fowler Date 8-30-94

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)

