

FEE \$ 10.00

BLDG PERMIT NO. 51479

TCP-500/00 *refunded 12/95*

# PLANNING CLEARANCE

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

### THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 706 E. Harbor Cir TAX SCHEDULE NO. 2701-334-04-011

SUBDIVISION Fountainhead SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1372

FILING 1 BLK 1 LOT 11 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 NO. OF BLDGS. ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-4890 USE OF EXISTING BLDGS \_\_\_\_\_

(2) APPLICANT SAME AS ABOVE DESCRIPTION OF WORK AND INTENDED USE: Single Family

(2) ADDRESS \_\_\_\_\_

(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

Side 5' from PL Rear 5' from PL Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_ Special Conditions \_\_\_\_\_

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 3-16-95

Department Approval [Signature] Date 3-16-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8182-S/F

Utility Accounting Millie Fowler Date 3-16-95

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)

LOT 12

ACCEPTED *MC 3-16-95*  
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.

706 EAST HARBOR CIRCLE

LOT 11

704 EAST HARBOR CIRCLE  
GIRARD FLOORPLAN

LOT 10

OPEN SPACE AND UTILITY EASEMENT

25 ROAD

GRAND JUNCTION, COLORADO

SCALE:  
1" = 20'

JOB NO:  
8229-10

DATE:  
9-16-93