

FEE \$	<u>10<sup>00</sup></u>
TCP \$	<u>500<sup>00</sup></u>

*Refunded 12/95*

BLDG PERMIT NO. 52005

*open space fees \$175<sup>00</sup>*

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 708 E Harbor Cir TAX SCHEDULE NO. 2701-334-14-012  
 SUBDIVISION Fountainhead (Cove) SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1580  
 FILING 1 BLK 1 LOT 12 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 #A NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 243-4890 USE OF EXISTING BLDGS New Residence  
 (2) APPLICANT SAME DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ Residence

**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 \_\_\_\_\_  
 Side 5 from PL Rear 5 from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 9 T.ZONE 4 ANN# \_\_\_\_\_

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 *Charles V. J.* Date 4-28-95  
 Department Approval *Ronnie Edwards* Date 4-28-95

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 8274  
 Utility Accounting *C. Richardson* Date 4-28-95

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)

LOT 15

LOT 13

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.

*Ronnie Edwards*

EAST HARBOR CIRCLE  
STBURY II FLOORPLAN

LOT 1

705 EAST HARBOR CIRCLE  
FLOORPLAN

20'

LOT 12

20

4.8

10'

N.T.S.