

FEE \$ 10.00

BLDG PERMIT NO. 51480

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 714 E. Harbor Cir TAX SCHEDULE NO. 2701-334-04-015

SUBDIVISION Fountainhead SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1347

FILING 1 BLK 1 LOT 15 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

(1) TELEPHONE 243-4890 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Sam R Above USE OF EXISTING BLDGS

(2) ADDRESS DESCRIPTION OF WORK AND INTENDED USE:

(2) TELEPHONE NEW Resident - S/F

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 25' 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 [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. 8181 - S/F

Utility Accounting Miller Fowler Date 3-17-95

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)

Post-It® Fax Note 7671		Date 3-16	# of pages 2
To Maxia	From Denny Granum	Co.	
Co./Dept.	Phone # 243-4890	Fax #	
Phone #			
Fax # 244-1599			

