

FEE \$ 1000

BLDG PERMIT NO. 52809

Refunded 12/95

58000

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2486 HARBOR CIRCLE EAST TAX SCHEDULE NO. 2701-334-04-095

SUBDIVISION Replat of FOUNTAINHEAD-MINI COVE II SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1450

FILING BLK 1 LOT 1A SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER JENNIFER ELLIOTT NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 998 24 ROAD

(1) TELEPHONE 245-9535 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT JENNIFER ELLIOTT USE OF EXISTING BLDGS N/A

(2) ADDRESS 998 24 ROAD DESCRIPTION OF WORK AND INTENDED USE: construct single family residence

(2) TELEPHONE 245-9535

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

Side 5' from PL Rear 5' from PL Special Conditions ACCD approval required. Engineered foundation required

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 Jennifer Elliott Date 11 July, 1995

Department Approval Maria Petideamy Date 7-12-95

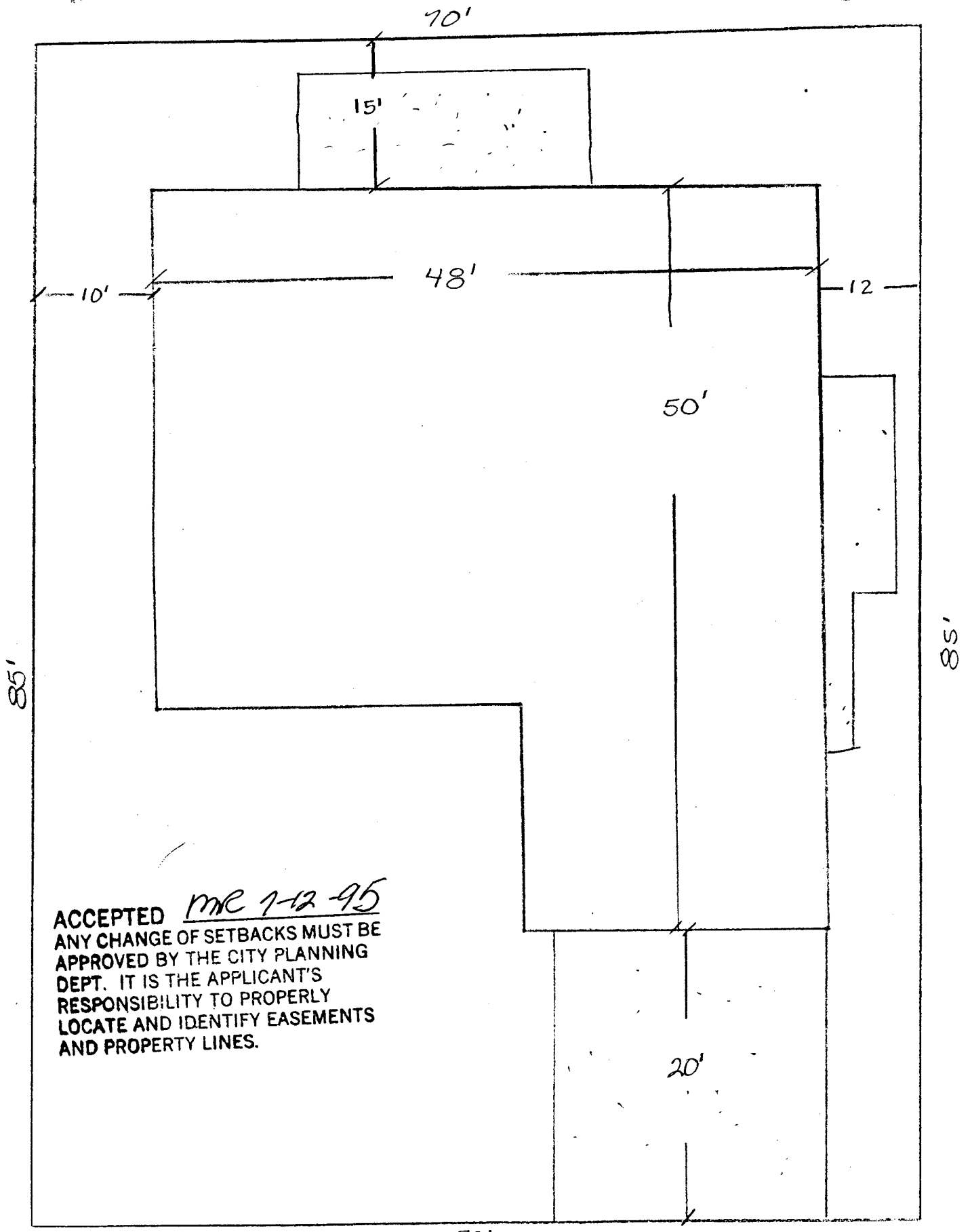
Additional water and/or sewer tap fee(s) are required: YES X NO W/O No. 8458

Utility Accounting Jackie L. Berry Date 7/12/95

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 A, MINI COVE II
Elliott, Jennifer



ACCEPTED MC 1-12-95
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.

2486 E. HARBOR CIRCLE