

FEE \$	10 <sup>00</sup>
TCP \$	—

BLDG PERMIT NO. 54706

OPEN SPACE  
FEE \$175<sup>00</sup>

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

*PC*

3029-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS <u>706 W. Haeber Lane</u>	TAX SCHEDULE NO. <u>2701-334-<sup>15</sup><del>0</del>-007</u>
SUBDIVISION <u>Fountainhead</u>	SQ. FT. OF PROPOSED BLDG(S)/ADDITION <u>1480</u>
FILING <u>1</u> BLK <u>2</u> LOT <u>7</u>	SQ. FT. OF EXISTING BLDG(S) <u>0</u>
(1) OWNER <u>Monument Homes</u>	NO. OF DWELLING UNITS BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) ADDRESS <u>759 Horizon Drive</u>	NO. OF BLDGS ON PARCEL BEFORE: <u>0</u> AFTER: <u>1</u> THIS CONSTRUCTION
(1) TELEPHONE <u>243 4890</u>	USE OF EXISTING BLDGS <u>—</u>
(2) APPLICANT <u>Denny</u>	DESCRIPTION OF WORK AND INTENDED USE: <u>new home - S/F</u>
(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 <u>PR-12</u>	Maximum coverage of lot by structures _____
SETBACKS: Front <u>20'</u> from property line (PL) or _____ from center of ROW, whichever is greater	Parking Req'mt _____
Side <u>5'</u> from PL Rear <u>5'</u> from PL <i>to easement</i>	Special Conditions _____
Maximum Height _____	CENS.T. <u>9</u> T.ZONE <u>4</u> 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 <u>[Signature]</u>	Date <u>1-10-96</u>
Department Approval <u>Connie Edwards</u>	Date <u>1-10-96</u>

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 8862 S/F

Utility Accounting Miller Fowler Date 1-10-96

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)

