

FEE \$ 292 school
TCP \$ 500

BLDG PERMIT NO. _____

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

THIS SECTION TO BE COMPLETED BY APPLICANT

38.004

BLDG ADDRESS 418 Eagle Crest Ct. TAX SCHEDULE NO. 2945-174-~~29-017~~

SUBDIVISION Eagle Crest SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2160

Replat of Ridges

FILING 6 BLK 19 LOT 17 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Eaglecrest L.L.C. NO. OF DWELLING UNITS BEFORE: 8 AFTER: 7 THIS CONSTRUCTION

(1) ADDRESS 759 Horizon Dr. Ste A.

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

(2) APPLICANT Dennis Granum USE OF EXISTING BLDGS single family residence

(2) ADDRESS 759 Horizon Dr. Ste A. DESCRIPTION OF WORK AND INTENDED USE: construction

(2) TELEPHONE 243-4890 of single family 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-4 Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL as per bldg envelopes Special Conditions _____

Maximum Height _____ CENS.T. 14 T.ZONE 90 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 [Signature] Date 5-29-96

Department Approval [Signature] Date 5/29/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. Water - w/o 9240
sewer w/o 9238

Utility Accounting [Signature] Date 5-29-96

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)

CITY OF GRAND JUNCTION, COLORADO-ADMINISTRATIVE SERVICES DEPARTMENT
TREASURER'S RECEIPT

75874

DATE: 5-29-96 DOCUMENT #: J 96-2453
 RECEIVED OF: Eagle Crest LLC

YR	INDEX	FUND	ORGN	ACCT	PRG	ACTVTY	AMOUNT	
DESCR: <u>WD 9238-418 Eagle Crest Ct.</u>								
		<u>902</u>	<u>62221</u>	<u>48751</u>			<u>750.00</u>	
DESCR: <u>Plan</u>								
		<u>100</u>	<u>321</u>	<u>43195</u>	<u>13</u>		<u>10.00</u>	
DESCR: <u>School Impact</u>								
		<u>701</u>	<u>905</u>	<u>43994</u>	<u>01</u>		<u>292.00</u>	
DESCR: <u>TCP</u>								
		<u>207</u>	<u>61314</u>	<u>43993</u>	<u>30</u>		<u>500.00</u>	
DESCR: <u>WATER-WD 9240</u>								
		<u>613</u>	<u>904</u>	<u>48751</u>			<u>2240.00</u>	
		<u>613</u>		<u>21095</u>			<u>960.00</u>	
CITY STAFF: <u>Mulle</u>							GRAND TOTAL..	<u>4752.00</u>

4072

CITY OF GRAND JUNCTION
Department of Community Development



Date 5-29-96

Payee Name Eagle Crest LLC

Address 759 Horizon Dr, Ste A.

Telephone No. 243-4890

Project Address/Name 418 Eagle Crest Ct.

DESCRIPTION	AMT	DESCRIPTION	AMT
REZONE		TEMPORARY USE	
CONDITIONAL USE		SITE PLAN REVIEW	
SPECIAL USE		PLAN CLEARANCE (Minor)	1000
SUBDIVISION - PRELIMINARY		MINOR CHANGE	
SUBDIVISION - FINAL		RESUB / PROP LINE ADJ	
SUBDIVISION - MINOR		VARIANCE	
REZONE & O.D.P.		FLOODPLAIN PERMIT	
REZONE & PRELIMINARY		SIGN PERMIT	
REZONE & FINAL		SPECIAL EVENTS PERMIT	
O.D.P. ONLY		FENCE PERMIT	
PRELIMINARY ONLY		misc <u>School Impact</u> <u>701-905-43994-0 2920</u>	
FINAL PLAT/PLAN		DRAINAGE 202-61314-43995-30	
ROW / EASEMENT VACATION		TCP 207-61314-43993-30	5000
CHANGE OF USE		SIGN DEP 100-21090-131840	

Treasurer Receipt No. 75874 TOTAL \$ 80200

Account Number (if not designated above): 100-321-43195-13 *PKC*