

FEE \$ 10.00

BLDG PERMIT NO. 59480

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 706 Fountainhead TAX SCHEDULE NO. 2701-334-20-007
The Helm at Blvd, #A
 SUBDIVISION Fountainhead SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2093
 FILING _____ BLK _____ LOT 7 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Greg Cranston NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS c/o Remax 4000
1401 N. 1st. St.
 (1) TELEPHONE 241-4000 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Constructors West, Inc. USE OF EXISTING BLDGS Residential
 (2) ADDRESS 2818 1/2 North Ave. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 241-5457 Residential

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-12 Maximum coverage of lot by structures _____
 SETBACKS: Front 14' from property line (PL) or _____ Parking Req'mt _____
 _____ from center of ROW, whichever is greater
 Side 0' from PL Rear 0' from PL Special Conditions minimum 10'
between clusters
 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 Bruce McNeal Date 3-12-97
 Department Approval Marcia Babideaux Date 3-13-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9975
 Utility Accounting OM Cole Date 3/13/97

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)

CONSTRUCT 700' DIA. 8" PVC SEWER
LIMITS OF FILING ONE. INSTALL 8" PVC
VALVE, STUB AND THRUST BLOCK.

CONSTRUCT 700' DIA. 8" PVC SEWER
LIMITS OF FILING ONE. INSTALL 8" PVC
CAPTAIN CLEANER TEMPORARY R/C
CLEANOUT AND CAP.

LOT 9
0.055 ACRES

LOT 8
0.055 ACRES

LOT 7
0.055 ACRES
A

DRIVEWAY
LOCATIONS A3
PER APPROVED PLAN
J. Kline 3-12-97

LOT 4
0.055 ACRES

MH BE-2

5.00' UTILITY EASEMENT

706 Fountainhead Blvd.

FOUNTAINHEAD BLVD.

8" WATER
8" PVC SEWER

W2 WELL

MS
MS