

FEE \$ 10.00

BLDG PERMIT NO. 59482

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

706 Fountain Head Blvd.
 BLDG ADDRESS Unit B TAX SCHEDULE NO. 2701-334-20-008

SUBDIVISION The Helm at Fountainhead SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250sqft

FILING BLK LOT 8 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. NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-4000 USE OF EXISTING BLDGS Residential

(2) APPLICANT Constructors West DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS 2818 1/2 North Avenue _____

(2) TELEPHONE 241-5457 New 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-12 Maximum coverage of lot by structures _____

SETBACKS: Front 14' from property line (PL) or _____
 _____ from center of ROW, whichever is greater Parking Req'mt _____

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 [Signature] Date 3-12-97

Department Approval [Signature] Date 3-13-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9976

Utility Accounting [Signature] 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 750' L.F. OF 8" PVC SEWER
LIMITS OF FILING ONE. INSTALL 8" PVC
SANITARY SEWER TEMPORARY RISER
CLEANOUT AND CAP.

CONSTRUCT 750' L.F. OF 8" PVC SEWER
TO LIMITS OF FILING ONE. INSTALL TEMPO
VALVE, STUB AND THRUST BLOCK.

LOT 9
0.055 ACRES

LOT 8
0.055 ACRES
B

LOT 7
0.055 ACRES

LOT 4
0.055 ACRES

FOUNTAINHEAD BVD.

700 Fountainhead Blvd.

DRIVEWAY
LOCATION AS
PER APPROVED PLAN

6-12-07

MH BE-2

5.00' UTILITY EASEMENT

8" PVC SEWER

8" WATER

24' 0"

7' 00"

20' 00"

20' 00"

25' 00"

5' 00"

53

WS

WS

WS

WS

WS

WS

WS

WS

WS

WS

WS

WS

WS

WS

WS

WS