

FEE \$ 10.00

BLDG PERMIT NO. 59481

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 706 FountainHead Blvd TAX SCHEDULE NO. 2701-334-20-009
SUBDIVISION The Helm at Fountainhead Unit C SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1250 sqft
FILING BLK LOT 9 SQ. FT. OF EXISTING BLDG(S)
(1) OWNER Greg Cranston NO. OF DWELLING UNITS
ADDRESS c/o Remax 4000 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
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 Avenue DESCRIPTION OF WORK AND INTENDED USE:
(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 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 [Signature] Date 3-12-97
Department Approval [Signature] Date 3-13-97

Additional water and/or sewer tap fee(s) are required: YES [checked] NO W/O No. 9977
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)

CONSTRUCTION  
TO LIMITS OF FILING ONE. INSTALL TEMPORARY VALVE, STUB AND THRUST BLOCK.

CONSTRUCT 72" DIA. 8' PVC SEWER TO LIMITS OF FILING ONE. INSTALL 8" PVC CAPTAIN'S SEWER TEMPORARY R CLEANOUT AND CAP.

LOT 9

LOT 8

LOT 7

DRIVEWAY  
LOCATION AS  
PER APPROVAL  
PLAN J. 7012  
3-12-97

706 Fountainhead Blvd.

MH BE-2

5.00' UTILITY EASEMENT

8" PVC SEWER  
8" WATER

FOUNTAINHEAD BLVD.

MS  
MS