

FEE \$	10.00
TCP \$	

BLDG PERMIT NO. 64349

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

THIS SECTION TO BE COMPLETED BY APPLICANT

707 FOUNTAIN HEAD BLVD
 BLDG ADDRESS ~~705 EAST HARBOR CIRCLE~~ TAX SCHEDULE NO. 2701-334-15-008

SUBDIVISION THE COVE AT FOUNTAINHEAD SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1342

FILING BLK 2 LOT 8 SQ. FT. OF EXISTING BLDG(S)

(1) OWNER GREG WILSON NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 2871 TEXAS AVE NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 241-9337 USE OF EXISTING BLDGS SINGLE FAMILY

(2) APPLICANT GREG WILSON DESCRIPTION OF WORK AND INTENDED USE:

(2) ADDRESS 2871 TEXAS AVE NEW SINGLE FAMILY

(2) TELEPHONE 241-9337

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 20' from property line (PL) or from center of ROW, whichever is greater Parking Req'mt 2

Side 5' from PL Rear ~~5'~~ 5' from PL Special Conditions Cant overhang into easement

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 Greg Wilson Date 3/12/98

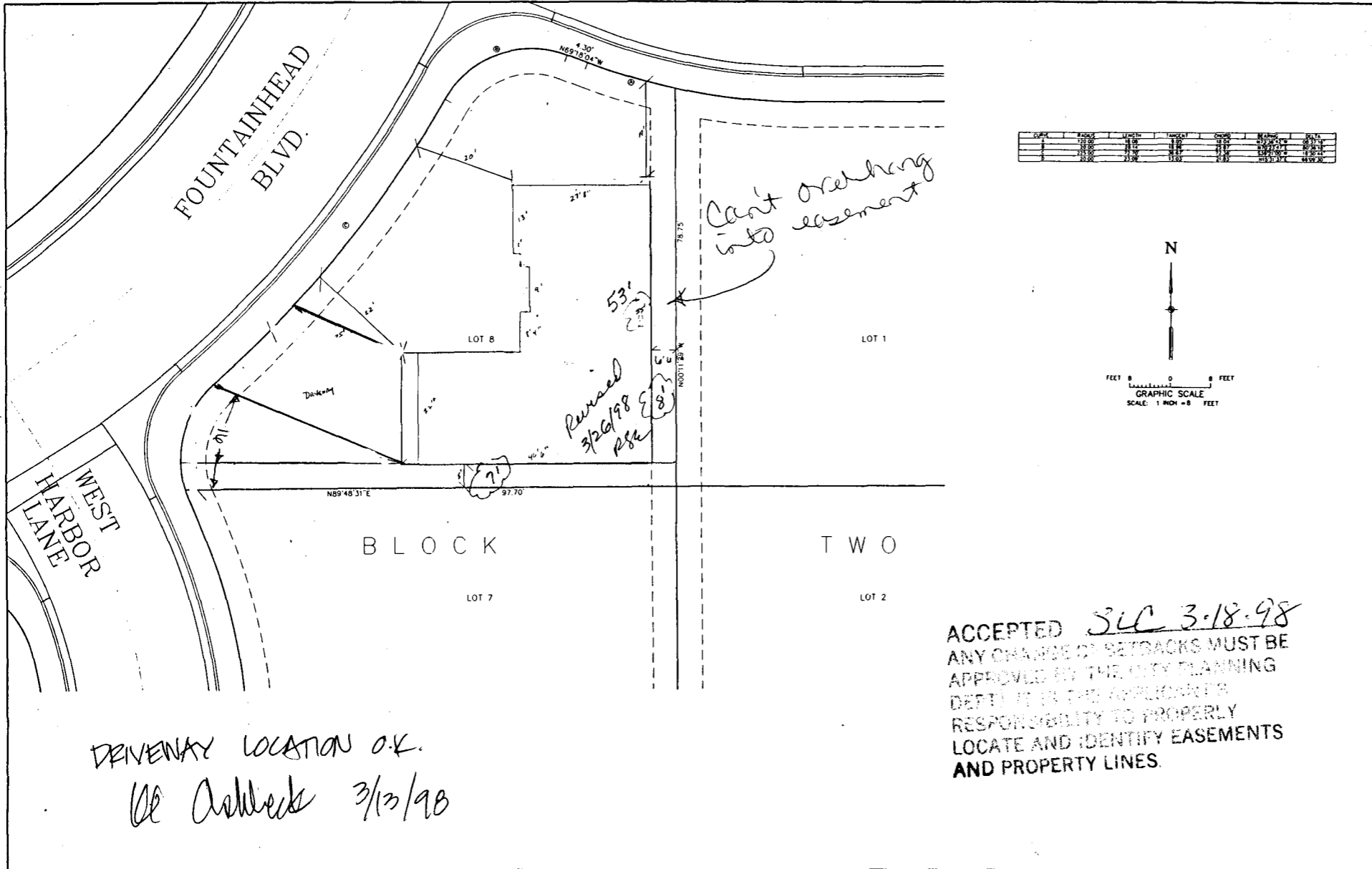
Department Approval Santa Z. Castells Date 3.18.98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11078

Utility Accounting Dobi Overholt Date 3-18-98

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)



ACCEPTED *SIC 3-18-98*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

C:\WORK\BANNER\JOB THE DATE 11 22 2010 10 1997 BANNER ASSOCIATES, INC. 48-C

DRAWN BY: R.L.C.	REVIEWED: DATE: _____ FOR: _____	BANNER AMERICAN CONSULTING ENGINEERS COUNCIL OF COLORADO BANNER ASSOCIATES, INC. • CONSULTING ENGINEERS & SURVEYORS 2777 CROSSROADS BOULEVARD • GRAND JUNCTION, CO 81504 • (970) 243-2242	REVISION: _____ DATE: _____ DESCRIPTION: _____ BY: _____ DTD: _____	SCALE: F.P.P.	JOB NO.	DATE:
DESIGNED BY: R.L.C.	REVIEWED: DATE: _____ FOR: BANNER ASSOCIATES, INC.		LOT 8, BLOCK TWO, FOUNTAINHEAD SUBDIVISION	SHEET NO.	1 of 1	DATE: