DATE SUBMITTED: _5-3-93_

PERMIT NO. _44856 V_
FEE $ _5.00_

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS _702 E. Harbor Cisffele_ SQ. FT. OF BLDG: _____

SUBDIVISION _The "Cove" at Fountain Head_ SQ. FT. OF LOT: _1800±_

FILING # _1_ BLK # _____ LOT # _9_ NO. OF FAMILY UNITS: _1_

TAX SCHEDULE # _2701 334040008_

OWNER _Bill Nertzos_

ADDRESS _527 Kansas_

TELEPHONE: _241-7584_

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _0_

USE OF EXISTING BUILDINGS: _N/A_

DESCRIPTION OF WORK AND INTENDED USE: _Residential Construction_

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

****

FOR OFFICE USE ONLY

ZONE _PR_

SETBACKS: FRONT _20' 9FS_

SIDE _5'/.'_ REAR _1'_

MAXIMUM HEIGHT _____

LANDSCAPING/SCREENING REQUIRED:

_____

Designated
FLOODPLAIN: YES _____ NO _✓_

GEOLOGIC HAZARD: YES _____ NO _✓_

CENSUS TRACT: _9_ TRAFFIC ZONE: _4_

PARKING REQ'MT _2_

SPECIAL CONDITIONS:

_____

****

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

M. Petty
Department Approval

_5-3-93_
Date Approved

Fountainhead Development Co. x Habitat
Applicant Signature

_4/26/93_
Date

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2 D Grand Junction Zoning & Development Code)

HARBOR

EAST

LOT 11

70.00'

70.00'

S89°48'31"W

85.00'

5' UTIL. ESMT.

LOT 10

ACCEPTED 5-3-93

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.

70.00'

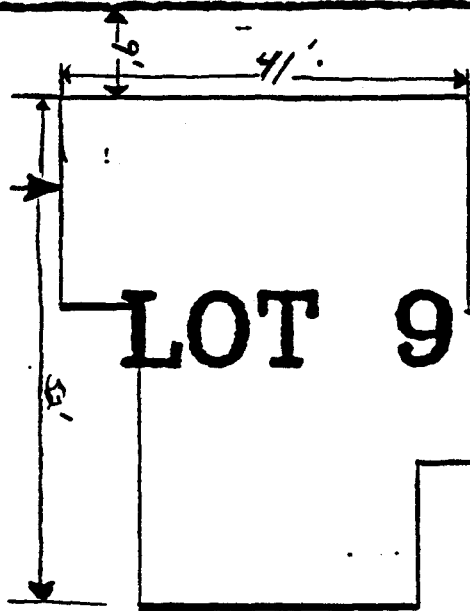70.00'

N89°48'31"E

N00°11'29"W

N00°11'29"W

LOT 9

41'

20'

20'

70.00'

85.00'

6.83'

50.00'

S00°11'29"E

ISTING RIGHT-OF-WAY

548.89'