

DATE SUBMITTED 12/7/93

BUILDING PERMIT NO. 47185

FEE \$ 5.00

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

BLDG ADDRESS 705 EAST HARBER CIRCLE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1724
SUBDIVISION The Cove At Fountainhead
FILING 1st BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
TAX SCHEDULE NO. 2901-334-15-002 NO. OF FAMILY UNITS 1st
OWNER McLellan and Norm NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION None
ADDRESS 224 31 3/4 RD DESCRIPTION OF WORK AND INTENDED USE:
TELEPHONE 434 - 4718 New House

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PK DESIGNATED FLOODPLAIN: YES _____ NO X
SETBACKS: Front 20' from property line or from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
Side 5' from property line CENSUS TRACT 9 TRAFFIC ZONE 4
Rear 5' from property line PARKING REQ'MT 2
Maximum Height _____ SPECIAL CONDITIONS: open space of \$175.00 was paid with Planning Clearance
Maximum coverage of lot by structures _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

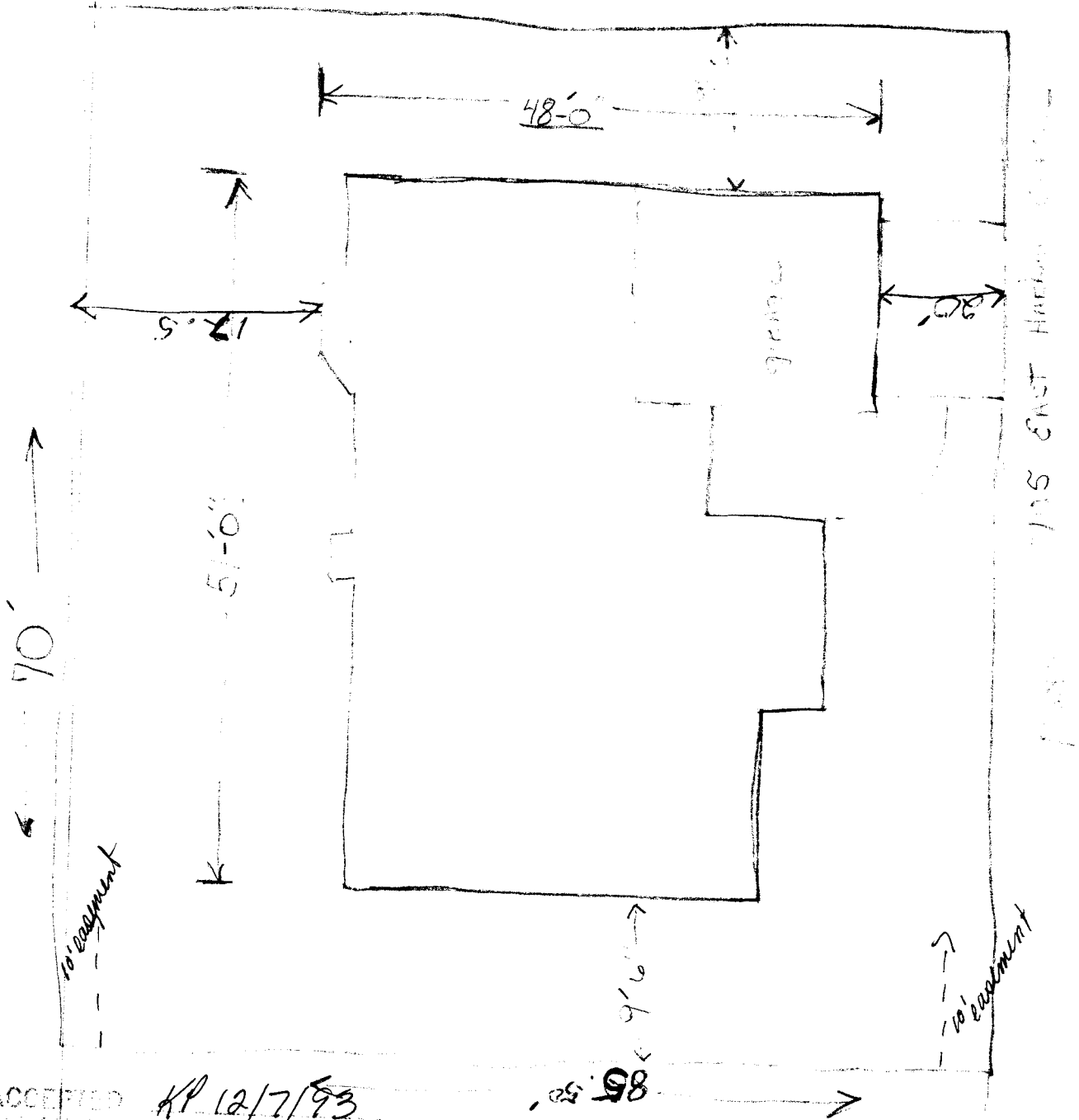
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval Kathy Porter Applicant Signature Norm McLellan
Date Approved 12/7/93 Date 12/7/93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)

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ACCEPTED *KP 12/7/93*
 ALL INFORMATION CONTAINED
 HEREIN IS UNCLASSIFIED
 DATE 12/7/93 BY 6032
 EXECUTIVE SECRETARIAT
 LOCATED AT 70 EAST HARBOUR
 AND PROPER YIELD.

85' 50"

175 EAST HARBOR

no easement

no easement

garage

17'-5"

48'-0"

51'-0"

70'

9'-6"

18'-0"