

DATE SUBMITTED 11/17/93

BUILDING PERMIT NO. 46956

FEE \$ 5⁰⁰

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

BLDG ADDRESS 707 EAST Harbor Cir SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1450
 SUBDIVISION Fountainhead SQ. FT. OF EXISTING BLDG(S) 0
 FILING 1 BLK 2 LOT 1 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2701-334-15-001 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0
 OWNER Monument Homes DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 759 Hoerzin New Residence
 TELEPHONE 243 1890

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

ZONE PR DESIGNATED FLOODPLAIN: YES _____ NO ✓
 SETBACKS: Front 20 from ^{curb} property line or _____ GEOLOGIC HAZARD: YES _____ NO ✓
 from center of ROW, whichever is greater
 Side 5'1 from property line CENSUS TRACT 9 TRAFFIC ZONE 4
 Rear 5' from property line PARKING REQ'MT 2
 Maximum Height _____ SPECIAL CONDITIONS: _____
 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).

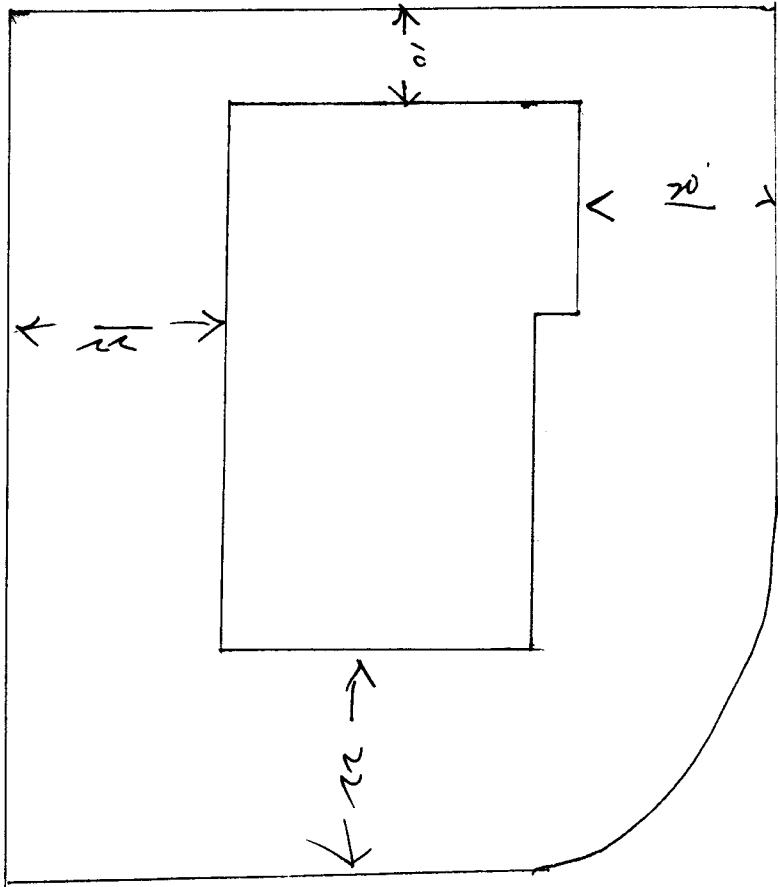
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature [Signature]
 Date Approved 11/17/93 Date 11-17-93

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

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

Foot 1 Block 2
Township



ACCEPTED 11/17/93 *[Signature]*
ANY CHANGES TO THIS PLAN MUST BE
APPROVED BY THE PLANNING
DEPARTMENT. THE PLANNING
DEPARTMENT IS NOT RESPONSIBLE FOR
LOCATING AND IDENTIFYING EASEMENTS
AND PROPERTY LINES.