

DATE SUBMITTED: 10/23/92
Reissued 2/23/93

PERMIT NO. _____
FEE \$ paid

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2489 E. Harbor Circle
SUBDIVISION The Cove at Fourtainshead
FILING # _____ BLK # 1 LOT # 3
TAX SCHEDULE # 2701-334-04-003

SQ. FT. OF BLDG: 1500 ±
SQ. FT. OF LOT: 5950 ±
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Stratum
ADDRESS _____
TELEPHONE: _____

USE OF EXISTING BUILDINGS: _____
DESCRIPTION OF WORK AND INTENDED USE:
Residential unit - single family

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
SIDE 5'1" REAR 1'
MAXIMUM HEIGHT _____
LANDSCAPING/SCREENING REQUIRED:

FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT: 9 TRAFFIC ZONE: 2
PARKING REQ'MT 2
SPECIAL CONDITIONS: Renewance of permit

Open Space fee paid

issued 10/23/92 - To replace Planning Clearance issued by Building Dept. Copy sent to Building Dept. only

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.

Kathy Post
Department Approval
2/23/93
Date Approved

Applicant Signature

Date

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