

DATE SUBMITTED 8/3/93

BUILDING PERMIT NO. 40486  
~~45828~~

FEE \$ 5.00

*2792 E. Harbor Circle*

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

BLDG ADDRESS 2452 E Harbor

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1400

SUBDIVISION Fountainhead

FILING 1 BLK 2 LOT 5

SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_

TAX SCHEDULE NO. \_\_\_\_\_

NO. OF FAMILY UNITS 1

OWNER Monument Homes

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION 0

ADDRESS 759 Horizon

DESCRIPTION OF WQRK AND INTENDED USE:  
Residence

TELEPHONE 243-4890

**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

ETBACKS: Front 20' from property line or \_\_\_\_\_ from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

Side 5' from property line

CENSUS TRACT 10 TRAFFIC ZONE 19

Rear 5' from property line

PARKING REQ'MT 2 off street

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 Kathy Porter

Applicant Signature [Signature]

Date Approved 8/3/93

Date 8/3/93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

West Harbor Lane

East Harbor Circle

