

DATE SUBMITTED: 5/27/93

PERMIT NO. 45121
FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2495 E. HARBOR CIRCLE SQ. FT. OF BLDG: 1600 ±

SUBDIVISION THE "COVE" AT FOUNTAINHEAD SQ. FT. OF LOT: 6000 ±

FILING # 1 BLK # 1 LOT # 6 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-334-04-005 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER FOUNTAINHEAD DEVELOPMENT CORP. USE OF EXISTING BUILDINGS: N/A

ADDRESS 2488 E. HARBOR CIRCLE

TELEPHONE: 303-241-0261 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

FLOODPLAIN: DESIGNATED YES NO

SETBACKS: FRONT 20' / 45'

GEOLOGIC HAZARD: YES NO

SIDE 5' REAR 1'

CENSUS TRACT: 9 TRAFFIC ZONE: 4

MAXIMUM HEIGHT _____

PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____

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.

[Signature]
Department Approval
5/27/93
Date Approved
C/O issued
11/2/93 -KP

FOUNTAINHEAD DEVELOPMENT CORP.
Applicant Signature
4/26/93
Date

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

C.O. Issued 6-23-93 This can't be right