

DATE SUBMITTED: 5/17/93

PERMIT NO. 44986  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2496 E Haebor Creek

SQ. FT. OF BLDG: 1456

SUBDIVISION Mountaintop

SQ. FT. OF LOT: 5900

FILING # 1 BLK # 2 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2701-334-15-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Dennis L. GRANU

USE OF EXISTING BUILDINGS: 0

ADDRESS 759 Horizon DR.

DESCRIPTION OF WORK AND INTENDED USE: New Const.

TELEPHONE: 243 4850

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 X

SETBACKS: FRONT 20

GEOLOGIC HAZARD: YES        NO       

SIDE 5' 1' REAR 5'

CENSUS TRACT: 9 TRAFFIC ZONE: 4

MAXIMUM HEIGHT       

PARKING REQ'MT       

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.

Kathy Morgan  
Department Approval  
5/17/93  
Date Approved

Mountaintop Dev.  
Applicant Signature  
by J.R. Studebaker  
Date 5/17/93

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